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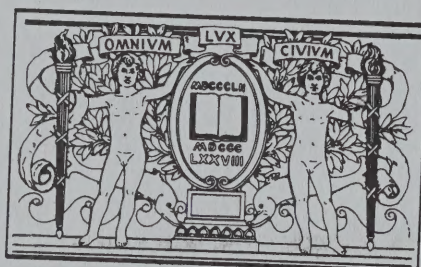
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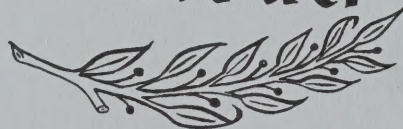
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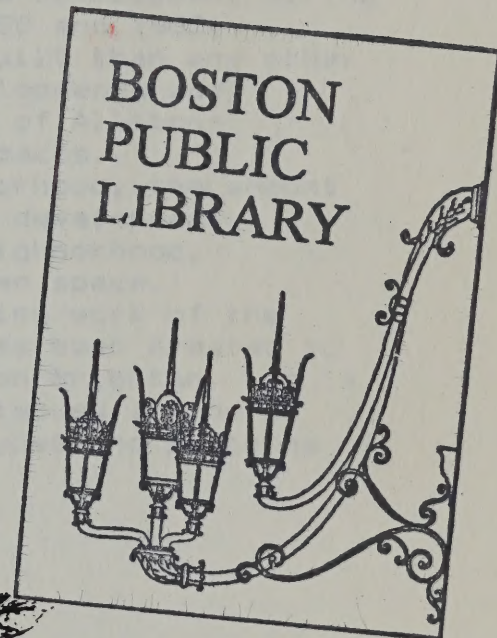
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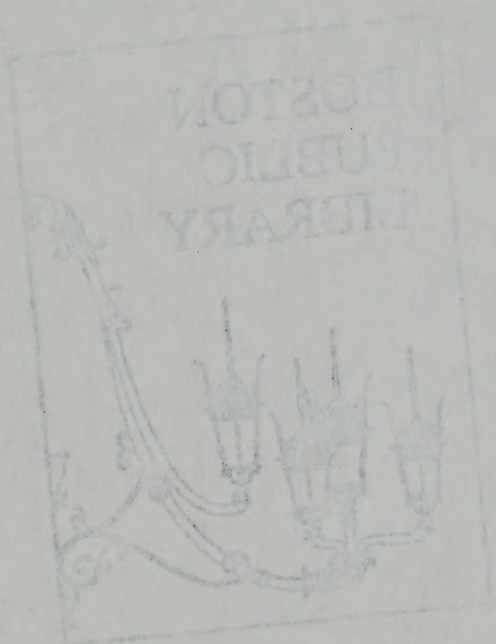
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ALLSTON-BRIGHTON
OPEN SPACE PLAN

DRAFT

1-90





The Allston-Brighton Planning and Zoning Advisory Committee (PZAC) was appointed by Mayor Flynn in May of 1986 to address planning and zoning issues in Allston-Brighton. During the past several years Boston has experienced a period of major development. The amount of growth during this period helped to make apparent how the zoning code, designed to guide development, needed to be updated in order to adequately address changes which have occurred in real estate development since the zoning code was last updated over twenty years ago.

To update the zoning code, a neighborhood-based planning and zoning process was initiated. Neighborhood-based planning allows each neighborhood to study local development patterns and growth pressures to determine the appropriate means of guiding development in the neighborhood.

Allston-Brighton has had its share of new development during the past several years. Between the years 1980 and 1985, Allston-Brighton had more new housing units built than any other neighborhood except central Boston. New developments and development pressures have affected all parts of Allston-Brighton, including Allston-Brighton's Open Spaces.

As more development occurs in the neighborhood, the amount of land left open continues to decrease. New development increases the density of population in the neighborhood, resulting in an increase in the demand for open space.

In conjunction with the planning and zoning work of the Allston-Brighton PZAC, this Open Space Plan has been created to address issues affecting open spaces in Allston-Brighton. It is through this Open Space Plan that open space issues are being incorporated into the larger vision of what types and patterns of land uses are best for Allston-Brighton.

HISTORY

Brighton is noted for its natural beauties; its hills and dales, its woods and ponds, its glimpses of the River Charles and distant ocean, all combine to make the place delightful.

J.P.C. Winship, Historical Brighton, 1899

The area which is now Allston-Brighton was opened to land grant settlers in 1635. The area remained sparsely settled, with the land used mainly for agriculture, until the late 1800s when the Back Bay and Kenmore Square were filled in and developed.

Early homesteads were located near water resources. In Brighton these resources consisted of brooks and ponds. One major brook system originated in the valleys between Waban, Nonantum, and Bigelow Hills. Known as the Faneuil Valley Brook, it had at least three sources. The main source was in the valley between Waban and Nonantum Hills. A second source of the brook was near Tremont Street in Oak Square. This branch flowed through the area between Faneuil and Washington Streets. The first two branches converged near Faneuil Square and continued as a single stream to the Charles River. The third source of the brook was in the area between Lake Street and Chestnut Hill Avenue. Two ponds and a number of streams in this area drained into the Faneuil Valley Brook, converging near the site of Chandler's Pond. Settlement patterns were influenced by the location of water resources until the 1880s when major changes in the landscape occurred in conjunction with increased development of Allston-Brighton.

Between the years 1880 and 1915 developers filled in or diverted through underground conduits four major brooks and several streams. During this period a dozen small ponds were either filled in or drained. The results of these changes in the landscape of Allston-Brighton were reported in the Boston Street Department Annual Report of 1894, which stated that "in this district, more abuses of the natural water courses, in the way of obstruction, obliteration, and connection with the sewers, has taken place than in any other part of the city".

The report went on to suggest that rather than removing the streams from the landscape, the streams could be developed as open space "with their banks terraced and planted with shady trees and flowering shrubs, with well-designed stone-arched bridges; 'til the whole effect is most charming to those who admire landscape." This proposal was never acted upon and by 1930 most of the original water resources were gone from the landscape.

An increase in the rate of development in the 1880s not only resulted in changes to the natural landscape, but also accelerated the rate at which the amount of open land in Allston-Brighton was decreasing. As the amount of open land was steadily decreasing, the need for preserving some of the remaining land for open space purposes was becoming apparent.

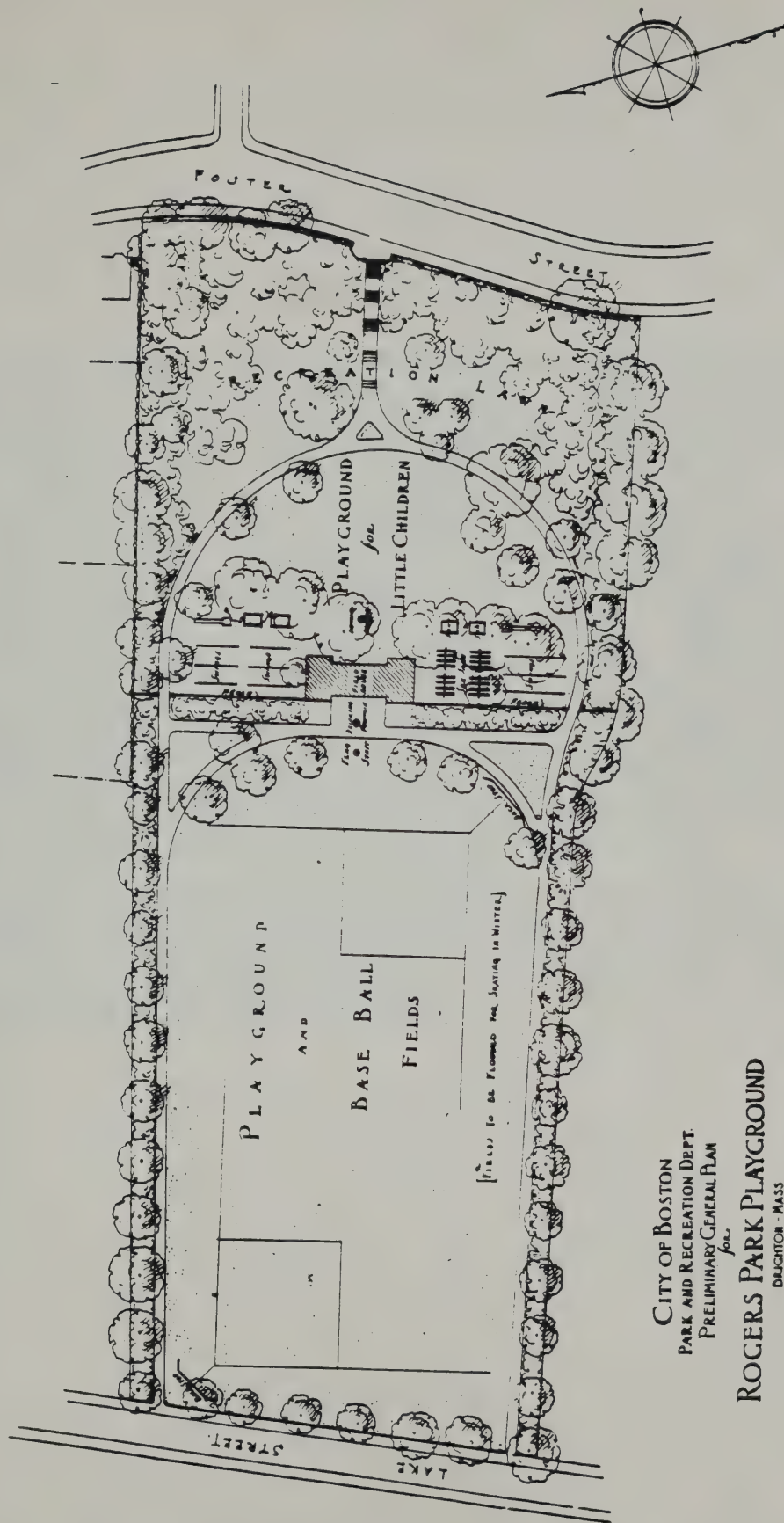
In an editorial dated March 8, 1890, the Item described the amount of public open space in the community at that time:

"We have a fountain, a plot from which much care is taken to exclude the boys during ball time, and it has been customary to hire a lot of land near the railroad for baseball and playground purposes. This is the extent of parks in Brighton".

A proposal had been made earlier, in 1869, by Boston attorney Uriel H. Crocker for the creation of a large park that he had claimed would be "superior to Central Park of New York." The park was to have extended from the Charles River, near the site of the present Boston University Bridge, to the Chestnut Hill Reservoir. The central feature of the park would have been Corey Hill which, according to Crocker, offered "the finest view of Boston and the neighboring cities and towns, of the harbor and the country for miles around, that is to be obtained in this vicinity". A continuous winding parkway through the park was proposed as a route that would take people into the open country.

During the 1890s, the community addressed the need for public open spaces. The City of Boston agreed to purchase land for a playground and a number of sites were under consideration. The first site proposed was in Oak Square. This site was strongly opposed by many residents due to the fact that it was considered to be too far from the center of Brighton. The site was low and swampy and it was feared that it would be very costly to improve the land for playground purposes. Property owners in Oak Square wanted the new park as they believed it would increase the value of Oak Square real estate.

In response to the controversy surrounding the Oak Square site, the city decided to advertise for land for the new playground. Several property owners offered to sell land to the city. The Mayor and a group of city officials inspected each site and chose the property owned by Boston City Councillor Henry B. Goodenough as the location for the park. The park was named Rogers Park in honor of Allston resident Hiram Rogers who was the President of the Boston Board of Aldermen.



CITY OF BOSTON
 PARK AND RECREATION DEPT.
 PRELIMINARY GENERAL PLAN
 for
ROGERS PARK PLAYGROUND

DEIGHTON - MASS
 ARCHT. & SHORTELL - LANDSCAPE ARCHT.
 9 STATE STREET BOSTON MASS.

SCALE
 40 FEET = 1 INCH. *June 15, 1911*

THIS OPEN SPACE COMBINES PLAYGROUND AND PARK FACILITIES. TOTAL ACREAGE IS ABOUT SEVEN ACRES. HALF THE GROUND IS LEVEL. AND THE REMAINDER STEEPLY SLOPING AND COVERED WITH TREES.

The second park in Allston-Brighton was the William E. Smith Playground, which was established in 1894. Three more parks--Ringer Playground, Chestnut Hill Playground, and Portsmouth Street Playground--were created between the years 1906 and 1916.

In the early 1940s land was acquired around Chandler's Pond in order to protect the pond from being filled in for development. Chandler's Pond was excavated by William C. Strong in 1855. The pond and adjacent area were leased to Malcolm Chandler, a local ice dealer. Chandler later purchased the property from Strong. Strong excavated another pond, west of Chandler's Pond along the Newton border, in 1865. This second pond--known as Strong's Pond--has been filled in. The community wanted to protect Chandler's Pond from being filled in and had first proposed that the site be acquired as park land in 1927.

The Oak Square Playground was added to the local park system in 1941. The Boston Elevated was persuaded by City Councillor Maurice Sullivan to lease to the city a portion of the Boston Elevated's property for use as a playground at a rent of one dollar a year.

During the late 1940s and the 1950s, Joyce, Shubow, Fidelis Way and Hooker Street playgrounds were added to the Allston-Brighton park system. The most recent park addition, Hobart Street Play Area, was established in 1970. There are currently 15 city-owned parks in Allston-Brighton.

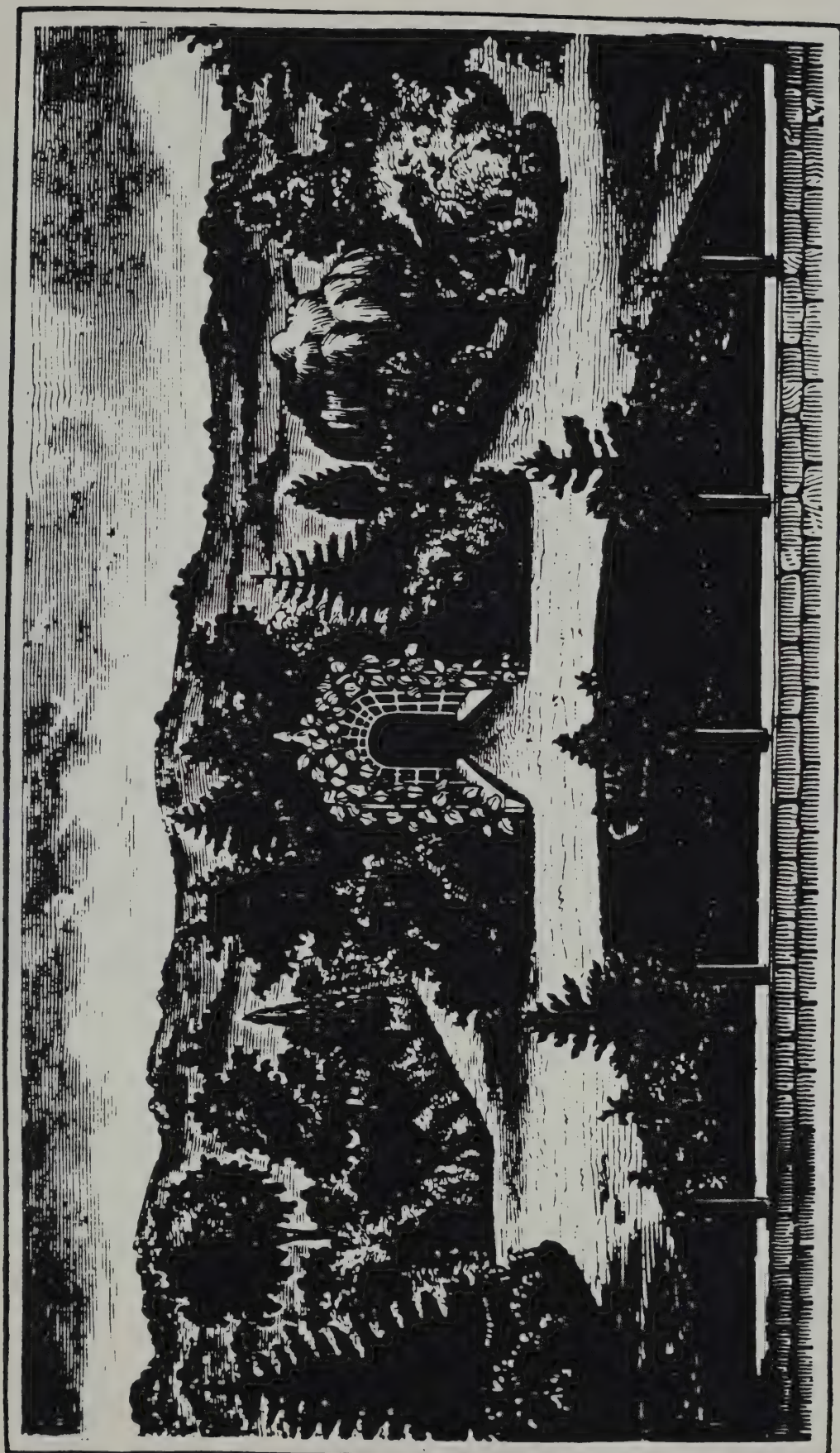
During the 1800s a flourishing horticultural industry developed in Brighton that by mid-century had made the area one of the leading horticultural centers in New England.

The first nursery in Brighton was founded by Jonathan Winship III in 1817. In 1821, along with his brother and business partner Francis, Winship expanded the enterprise to encompass thirty-seven acres of land that extended from the intersection of Faneuil and Market Streets to the Charles River.

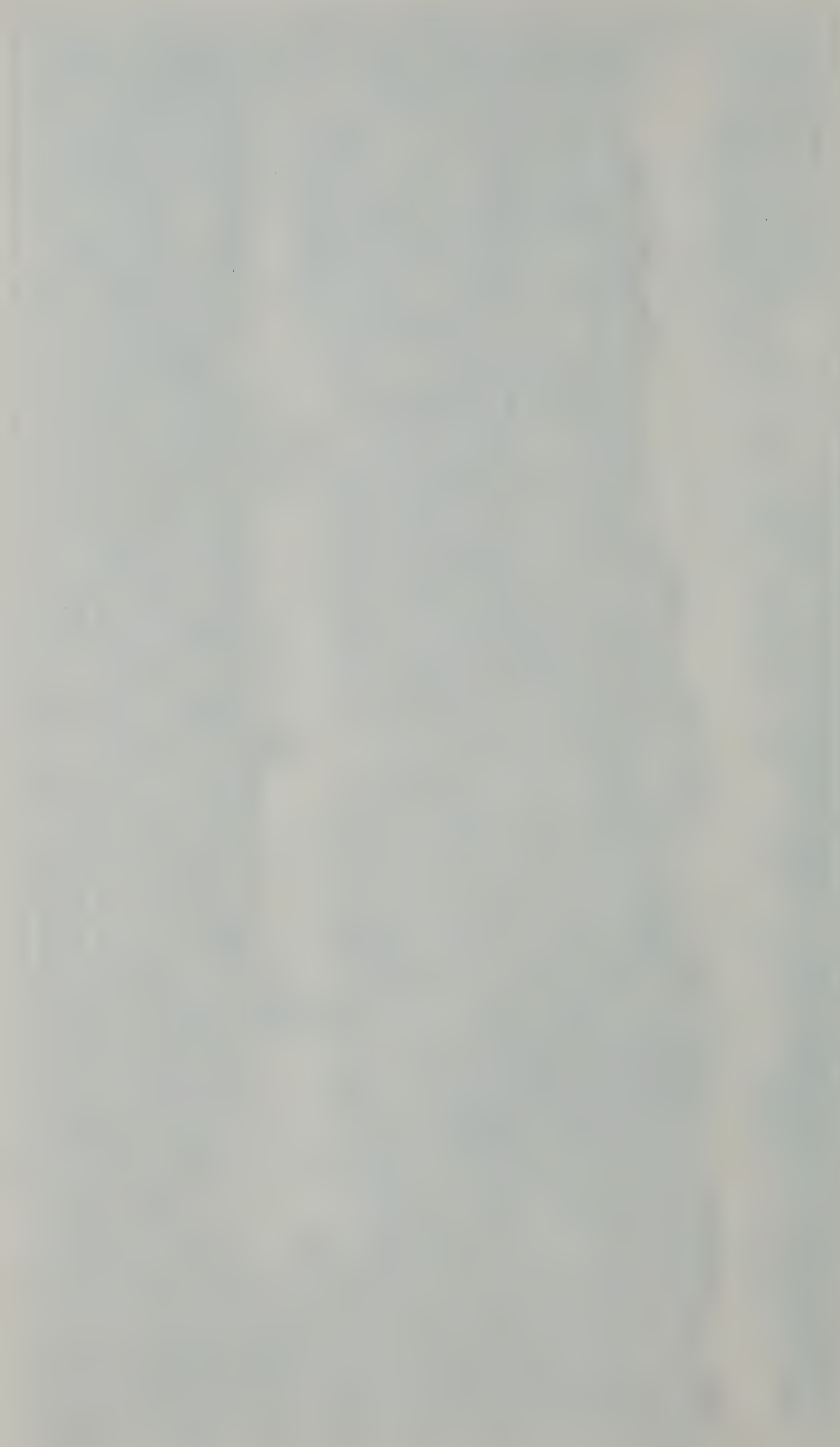
Jonathan Winship co-founded the Massachusetts Horticultural Society in 1829 and served as the organization's First Vice President from 1835 until his death in 1847.

A visit to Winship's Gardens on May Day was for several years an annual rite for Boston's elite. They would ride horseback to the Gardens early in the morning, purchase a bouquet, and then return to Boston for May Day festivities. After the death of Francis Winship, the nursery was sold in the late 1840s. The property was subdivided and sold as residential lots in 1856.

The second horticultural firm in Brighton was established by Joseph L.L.F. Warren in 1820. His nursery, Nonantum Vale Gardens, was located at the southwest corner of Lake and Washington Streets. Warren won many prizes for the plants he grew at this site, including an award in 1838 by the Boston Horticultural Society which commended Warren for growing the first tomatoes in Massachusetts. Visitors to Nonantum Vale Gardens included William Cullen Bryant, John C. Calhoun, Ralph Waldo Emerson, Henry Wadsworth Longfellow, and Daniel Webster.



BRECK GARDEN



Joseph Breck founded the third major horticultural business in Brighton, in the vicinity of Washington and Allston Streets, in 1836. Prior to establishing his own horticultural business, Breck was Superintendent of the Lancaster, Massachusetts Horticultural Gardens. He was well known for his book The Young Florist, or Conversations on the Culture of Flowers and on Natural History and as editor of the New England Farmer. Breck was President of the Massachusetts Horticultural Society from 1859 to 1862. In 1851 Breck closed the nursery and sold most of its stock to William C. Strong, his son-in-law, who was operating a grapery on Nonantum Hill. In 1854, Breck established another nursery on the grounds behind his home at the northwest corner of Nonantum and Washington streets in Oak Square.

Horace Gray had established a nursery on Nonantum Hill in the early 1840s. Gray specialized in growing foreign grapes and "erected on the grounds the largest grapehouses known in the United States" according to Wilder's The Horticulture of Boston and Vicinity. William C. Strong later acquired Gray's grapery, part of which is now the Cenacle property.

Samuel Willis Pomeroy established his estate, Bellevue, in 1777 on the site of what is now St. Gabriel's Monastery and St. Elizabeth's Hospital. Pomeroy was a founding member of the Massachusetts Horticultural Society and the gardens on his estate were tended in accordance with the most advanced agricultural principles of the time.

Several other Allston-Brighton residents were involved in horticulture in the 19th century. Gorham Parsons conducted experiments in fruit cultivation at his Brighton estate. Samuel Brooks also utilized the most advanced agricultural principles of the time in the tending of the gardens on his estate. Abel Rice and the Scott brothers supplied the majority of strawberries sold in the Boston market after 1840. At their Everett Street farm, the Scott brothers cultivated a number of new species including the Scott Seedling, Lady of the Lake, and the Brighton Pine. The many Brighton residents involved in horticultural activities resulted in Brighton becoming one of the leading horticultural centers in New England by 1850.

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The following is a list of the
names of the persons who have
been appointed to the various
positions in the various
departments of the
Government of the
United States of America
for the year 1900.

In the years between 1880 and 1912, a number of Roman Catholic institutions located in Allston-Brighton. Some of these institutions acquired large Brighton estates. The acquisition of large estates by institutions helped to shape the pattern of development in the neighborhood as the institutions kept the estates largely intact, in many cases preserving the natural features of the sites.

A number of Catholic institutions, including Boston College and St. Elizabeth's Hospital, had originally been located in the South End of Boston. As the South End declined due to the movement of middle and upper class residents to other neighborhoods, these institutions found themselves located in a "squalid environment" in a neighborhood of "saloons, livery stables, [and] slatternly tenement houses." In reaction to the conditions of the South End, William Cardinal O'Connell sought to bring the Catholic Church in Boston "out of the catacombs" through the construction of religious buildings on the hilltops around Boston.

In 1918 the Archdiocese of Boston was bequeathed over two million dollars by theater owner Benjamin F. Keith. Cardinal O'Connell decided to use the money to create a "Little Rome" of church-affiliated buildings on the hills of Brighton. Among the buildings constructed with money from the Keith estate was the Archbishop's residence on Commonwealth Avenue. Designed in the style of an Italian Renaissance palace, it was constructed in 1926.

A forty acre property on Foster Street, known as the Stanwood Estate, was purchased in 1880 for use as a Catholic cemetery by Father Patrick J. Rogers, pastor of St. Columbkille's Parish. At that time, Archbishop John Williams was looking for a suitable location for a seminary. The property was considered to be a good location for the seminary, as the site, "situated on the east side of Lake Street on wooded land rising above the ponds ...combined natural beauty and sufficient seclusion from the city with a comfortable accessibility". Two other estates, the Plummer and Osborn estates, were acquired and added to the grounds of St. John's Seminary. St. John's Seminary was built in 1881 in the style of a Norman chateau using Brighton puddingstone that was quarried on the site.

St. Gabriel's Monastery was established in 1908 on the grounds of Bellevue. The building, designed in the Spanish Mission style by T. Edward Sheehan, was constructed in 1908. The grounds were designed and landscaped by the landscape architecture firm of Frederick Law Olmsted, Jr. and John Charles Olmsted. The site of the monastery was selected by Cardinal O'Connell who felt that its prominent location provided "one of the most beautiful panoramas [he] had ever seen".

Areas of extraordinary beauty and diversity, the Urban Wilds sites contain special and distinctive features that often provide major focal points or recreational opportunities for their communities and, in many instances, reflect the history and development of the neighborhood.

Boston Urban Wilds, p. 19

In 1976 an inventory of natural areas within the City of Boston was conducted by the Boston Redevelopment Authority. Natural areas which were determined to have "significant amounts of flora, fauna, and/or features of geological importance and have, in addition, scenic recreational, educational, or esthetic value" were designated as Urban Wilds. In Allston-Brighton 14 natural areas, totalling 104 acres of land, were designated as Urban Wilds. Development has destroyed or significantly altered the natural character of 3 of those Urban Wilds since 1976.

Several of the Urban Wilds in Allston-Brighton are locations of former estates and nurseries. The Crittenton property is the former estate of Benjamin Faneuil, brother of the man who gave Faneuil Hall to Boston. Benjamin Faneuil established residence at the estate in 1760. General George Washington visited Mr. Faneuil at the estate in 1775. Due to its history, the site may be of value as an archaeological site.

The Cenacle property is located on land that was part of the Horace Gray nursery, which later became the William C. Strong nursery. St. Sebastian's property is part of the former site of the Eliot Greenhouses.

Foster Street Rock and Hill, where the Sisters of Africa convent is located, was originally the site of the home of Dr. John Foster, the first permanent minister of Brighton. Dr. Foster's wife Hannah was a famous writer whose novel The Coquette, or The History of Eliza Wharton, published in 1797, was the most popular literary work in New England in the early 1800s. The Fosters built a large house which has been described by a contemporary as "overlooking scenery as charming as any part of Brighton". The hillside was terraced and "well stocked with flowering shrubs and plants".

Kennedy Rock was originally part of the Bellevue property which also included the grounds of what are now St. Gabriel's Monastery and St. Elizabeth's Hospital. A quarry was in operation at the site sometime before the 1890s.

GOAL AND OBJECTIVES

Open space is an important component of a community's quality of life. Through the creation of an Open Space Plan, the Allston-Brighton community seeks to ensure that all residents have reasonable access to open spaces which meet their active and passive open space and recreational needs.

To achieve this community goal, the following objectives have been established for the Allston-Brighton Open Space Plan.

1. Enhance and expand Allston-Brighton's system of interconnected open spaces.
2. Protect and improve the quality of existing public open spaces.
3. Preserve the environmentally significant values of the Urban Wilds sites in Allston-Brighton while allowing for sensitive development of the sites.
4. Identify the need for, and location of, potential additional open space resources for Allston-Brighton.
5. Restore Commonwealth Avenue as a landscaped boulevard that provides a continuous belt of open space through Allston-Brighton.
6. Improve access to, and utilization of, the Charles River and the Reservation by Allston-Brighton residents.
7. Ensure meaningful community participation in decisions affecting open space in Allston-Brighton.
8. Protect and preserve public open spaces through the application of open space zoning.
9. Protect and preserve the landscaped character of Allston-Brighton's Greenbelt Roadways, and the open spaces and vegetation along those roadways, through the application of Greenbelt Protection Overlay District zoning.

COMMUNITY PROFILE

DEMOGRAPHICS

In 1980, Allston-Brighton had a population of 65,264. This represented 12% of the total Boston population of 562,994. The BRA Research Department has projected that the population of Allston-Brighton will increase 13% to 74,000 in 1990. The projected population for the year 2000 is 77,000, an 18% increase over the 1980 population.

DENSITY OF POPULATION

In 1980, the density of population in Allston-Brighton was 23.1 persons per acre. According to the population projections of the BRA Research Department, the density of population in 1990 will have increased to 26.2 persons per acre. In the year 2000, the density of population is projected to increase further, to 27.2 persons per acre.

The density of population per housing unit in 1980 was 2.2 persons per housing unit.

AGE DISTRIBUTION

Allston-Brighton has one of the lowest median age levels among Boston's neighborhoods. In 1980 the majority of persons in Allston-Brighton (51%) were between the ages of 20 and 34. Another 17% were under age 20. The results of a household survey show that in 1985 over 2/3 of the population of Allston-Brighton were between the ages of 15 and 34. A large number of the persons in this age group were students, but the majority of persons in this age group were beyond school age and were working. The predominantly young population creates a large demand for athletic fields and other facilities for sports and active recreation.

Allston-Brighton's residential population is predominantly young (over two-thirds of the population is between the ages of 15 and 35) and highly mobile (over half have lived in their current residence for fewer than two years). With one of the lowest median age levels in the City (25.9 years), the area requires an emphasis on active recreation facilities. At the same time, 14 percent of the population is over 55, and requires accessible open space for passive enjoyment.

Boston's Open Space

p. I- 2

WITH PROPOSAL

AMERICA

1. The American population has a long history of growth. This is evidenced by the fact that the population of the United States in 1900 was 76,000,000. The population in 1950 was 150,000,000. The population in 1960 was 179,000,000. The population in 1970 was 203,000,000. The population in 1980 was 226,000,000. The population in 1990 was 248,000,000. The population in 2000 was 281,000,000. The population in 2010 was 307,000,000. The population in 2020 was 331,000,000. The population in 2030 is projected to be 354,000,000. The population in 2040 is projected to be 374,000,000. The population in 2050 is projected to be 391,000,000. The population in 2060 is projected to be 405,000,000. The population in 2070 is projected to be 417,000,000. The population in 2080 is projected to be 427,000,000. The population in 2090 is projected to be 435,000,000. The population in 2100 is projected to be 441,000,000.

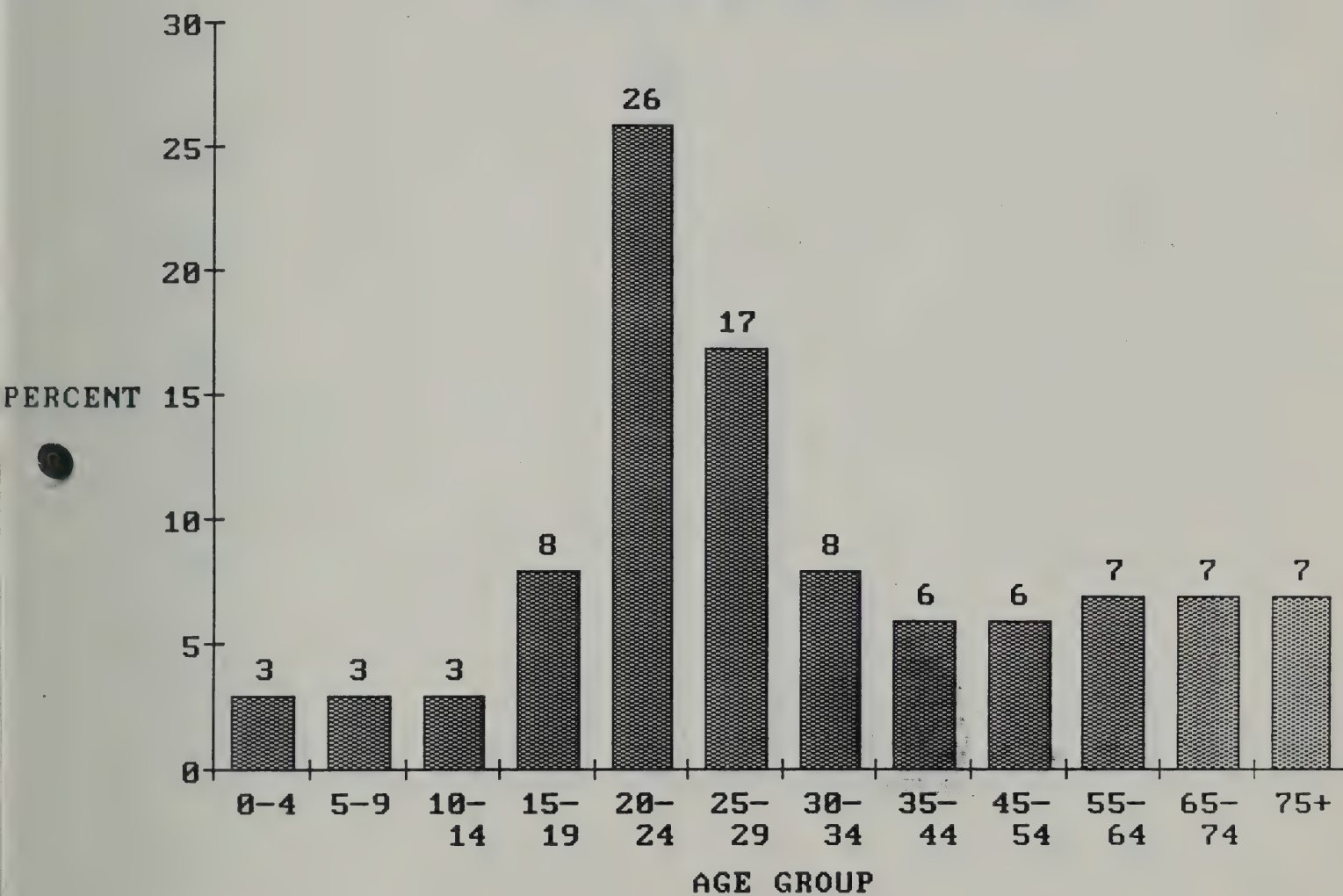
OF POPULATION

2. The growth of the American population has been rapid. This is due to a number of factors. One factor is the high birth rate. Another factor is the low death rate. A third factor is immigration. The American population has grown by 200% since 1900. This is a record for any country in the world. The American population is projected to grow by 50% more by the year 2100. This is a very rapid rate of growth. It is due to the fact that the American population is young. The median age of the American population is 38 years. This is much younger than the median age of most other countries in the world. The American population is also diverse. There are many different ethnic groups in the United States. This diversity is one of the strengths of the American population.

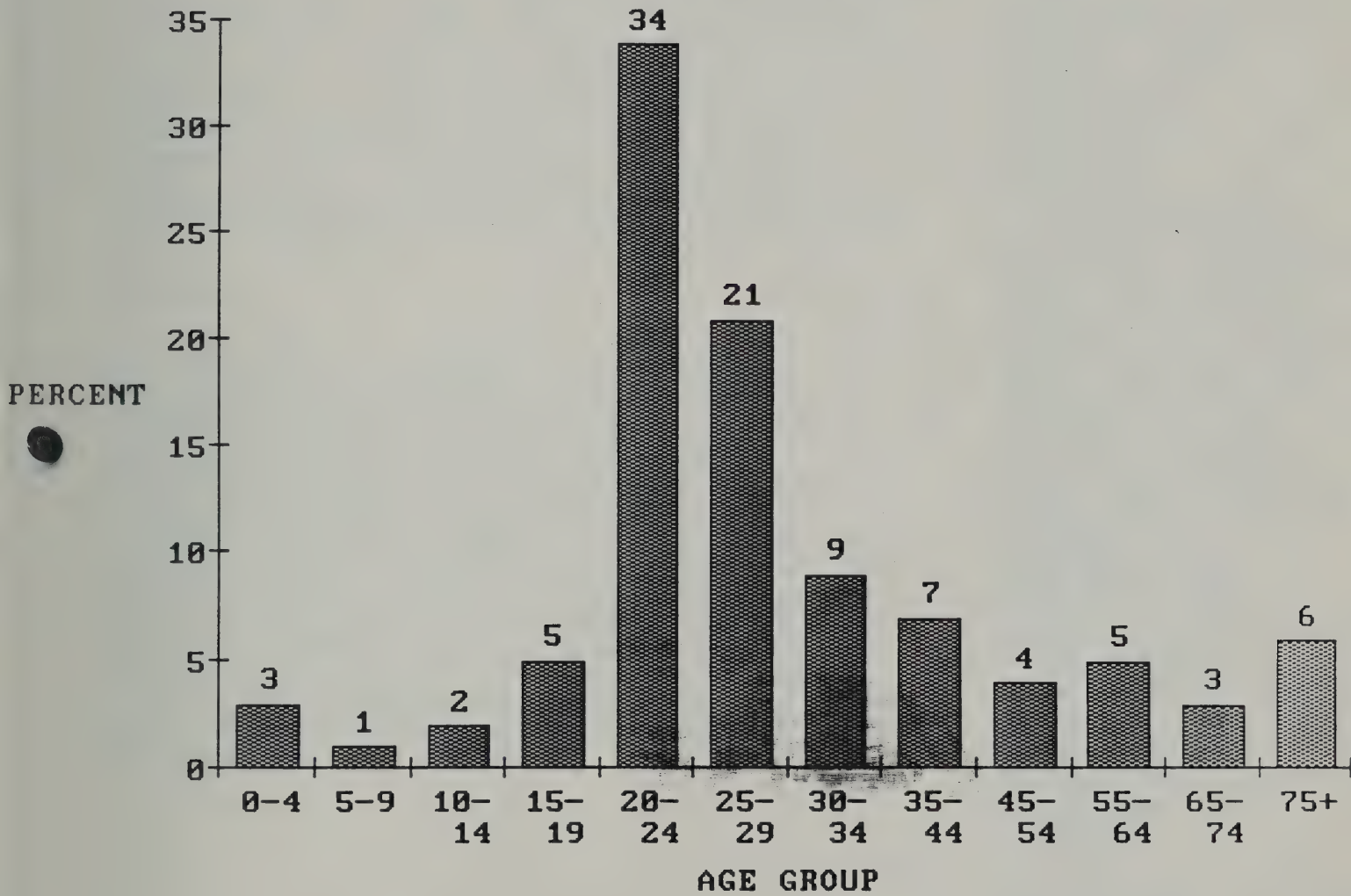
3. The growth of the American population has led to a number of problems. One problem is the shortage of housing. There are not enough houses to go around. This is especially true in the big cities. Another problem is the shortage of jobs. There are not enough jobs to go around. This is especially true for young people. A third problem is the shortage of schools. There are not enough schools to go around. This is especially true in the big cities. These problems are all due to the rapid growth of the American population. They are all problems that need to be solved. The American government should take steps to solve these problems. It should build more houses, create more jobs, and build more schools. It should also take steps to control the growth of the American population. It should encourage people to have fewer children. It should also encourage people to live in the countryside. These steps are all necessary to solve the problems caused by the rapid growth of the American population.

4. The growth of the American population has led to a number of opportunities. One opportunity is the need for more goods and services. There are many things that people need that are not being produced. This is especially true for the big cities. Another opportunity is the need for more jobs. There are many jobs that need to be done that are not being done. This is especially true for young people. A third opportunity is the need for more schools. There are many children that need to go to school that are not going to school. These opportunities are all due to the rapid growth of the American population. They are all opportunities that need to be seized. The American government should take steps to seize these opportunities. It should produce more goods and services, create more jobs, and build more schools. It should also take steps to control the growth of the American population. It should encourage people to have fewer children. It should also encourage people to live in the countryside. These steps are all necessary to seize the opportunities caused by the rapid growth of the American population.

POPULATION BY AGE GROUP 1980



POPULATION BY AGE GROUP 1985



INCOME

43% of Allston-Brighton families earned less than \$15,000 in 1985. 52% of families in the neighborhood paid 30% or more of their income for housing. These statistics suggest that there are a significant number of Allston-Brighton residents who may have a greater need for parks as resources for recreation due to incomes that limit the amount and type of recreational activities these families may be able to afford.

HOUSING

In 1985, 80% of households in Allston-Brighton rented housing. 71% of rented housing units were in buildings of 5 or more units. Over half (55%) of the large residential buildings which have 5 or more units are located in the high-density Commonwealth Avenue area. A large number of Allston-Brighton residents who either rent or own units in buildings with several housing units do not have private yards and must rely on public open spaces for outdoor activities. This is especially true for residents who live in the Commonwealth Avenue area due to the high concentration of multi-unit buildings in that area.

Parks and other types of open spaces...are of particular importance to low-income city residents. Low-income people have the least access to extensive backyards, state and regional parks, or the resort communities of Cape Cod or Northern New England. Single-parent households and elderly people often lack access to automobile transportation. City parks and community gardens have a primary role in providing both passive and active recreation and contact with the natural world for low-income urban residents.

THE VILLAGE OF
ST. JOHN'S
IN THE DISTRICT OF
ST. JOHN'S
IN THE PROVINCE OF
NEW BRUNSWICK

NEW DEVELOPMENT

Since 1975 over 2,500 housing units were added to the housing stock of Allston-Brighton. For the years 1980 through 1985, Allston-Brighton had the largest increase in housing units of any neighborhood outside the Central district of Boston.

In addition to residential development, a number of commercial, industrial, and residential developments have occurred in recent years. These types of development add to the density of the neighborhood and contribute to the need for additional open space to offset the increased density of the neighborhood.

THE UNIVERSITY OF ALABAMA
SCHOOL OF ALABAMA HISTORY
ALABAMA HISTORICAL SOCIETY
ALABAMA HISTORICAL SOCIETY

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OPEN SPACE SUPPLY

PUBLIC OPEN SPACE

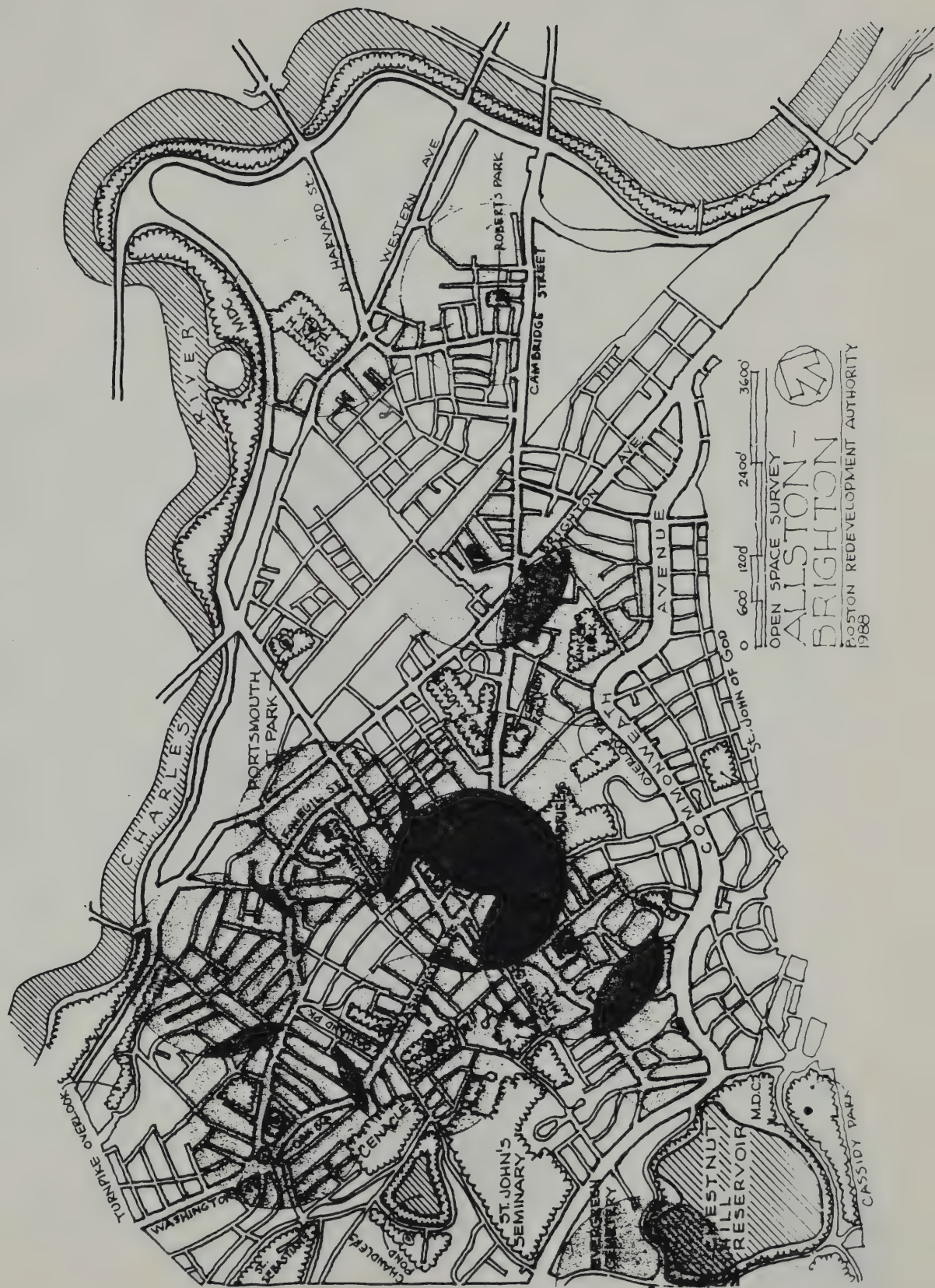
The land area of Allston-Brighton is 2, 824 acres. This is 11% of Boston's total land area of 32,061 acres. Allston-Brighton has 280 acres of public open spaces. This represents 7% of the total amount of public open space land in Boston. Public open spaces in Allston-Brighton are owned and operated by the Boston Parks and Recreation Department, the Metropolitan District Commission (MDC), and the Boston Conservation Commission. In addition, the Turnpike Authority has 7 acres of Urban Wilds land adjacent to the Turnpike. The 97 acres of land owned by the City of Boston Parks and Recreation Department are distributed among 15 parks, 5 squares, and 2 cemeteries. Together, the parks, squares, and cemeteries in Allston-Brighton make up 4% of the land owned by the Parks and Recreation Department throughout the city.

PUBLIC OPEN SPACE RATIOS

In 1980 the amount of public open space in Allston-Brighton equalled 4.3 acres for every 1,000 residents. Neighborhoods with more open space include South Boston, which has 9.4 acres of public open space for every 1,000 persons, and the Back Bay, which has 5.0 acres of public open space for every 1,000 persons. Neighborhoods with less open space include Central Boston, which has 1.2 acres of public open space for every 1,000 persons, and the South End, which has 1.5 acres of public open space for every 1,000 persons. The city-wide average is 6.4 acres of public open space for every 1,000 persons.

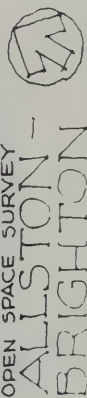
Since 1980 the population of Allston-Brighton has been increasing and is projected by the BRA Research Department to be approximately 74,000 in 1990. Although there has been an increase in population, there has been no parallel increase in the amount of public open space. The most recent addition, Hobart Street Play Area, was created in 1970. Based on the existing inventory, in 1990 the ratio will be reduced from 4.3 to 3.8 acres of open space per 1,000 persons--a reduction of half an acre for every 1,000 persons. To maintain the same ratio of open space per 1,000 persons in 1990 as existed in 1980, an additional 37 acres of land would have to be acquired for open space use.

It is projected by the BRA Research Department that in the year 2000 the population of Allston-Brighton will be approximately 77,000. This continuing increase in population will reduce the ratio from 4.3 acres of public open space per 1,000 persons in 1980 to 3.6 acres per 1,000 persons in the year 2000. To have the same ratio of public open space per 1,000 persons in the year 2000 as existed in 1980, 50 acres of new open space would have to be acquired in the next 10 years.



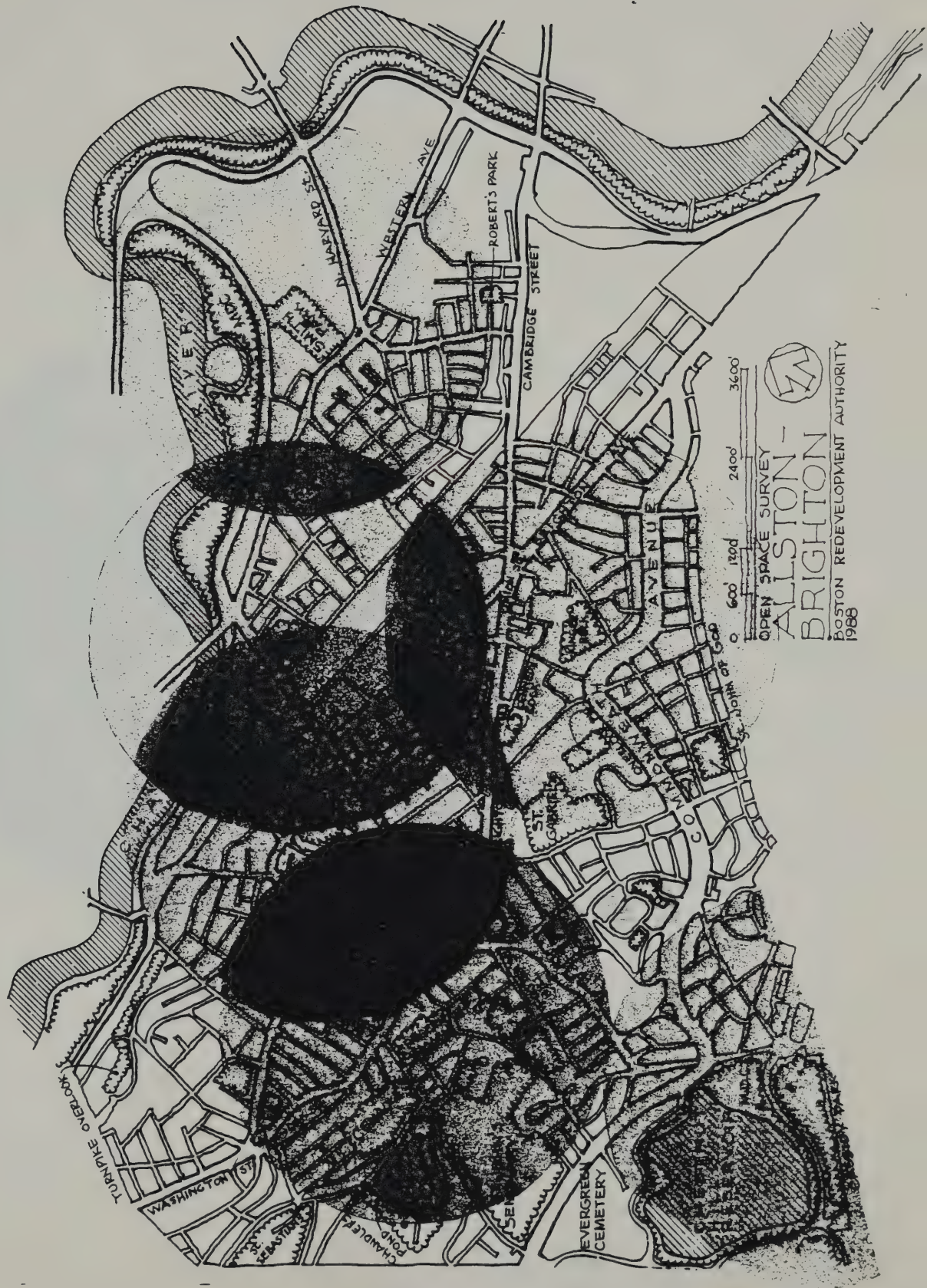
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OPEN SPACE SURVEY



ALLSTON-BRIGHTON

BOSTON REDEVELOPMENT AUTHORITY
1988



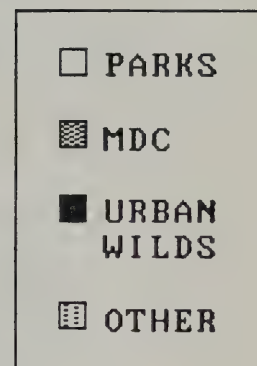
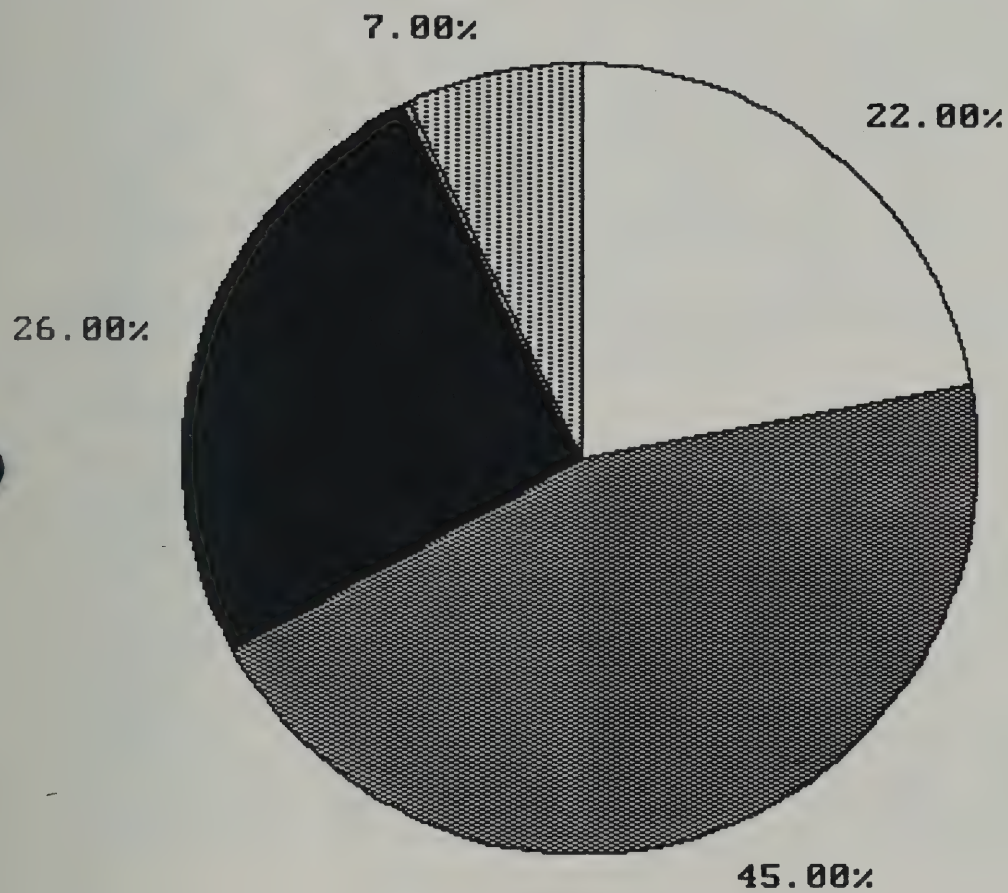
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OPEN SPACE SURVEY

ALLSTON-BRIGHTON

BOSTON REDEVELOPMENT AUTHORITY
1988

ALLSTON-BRIGHTON OPEN SPACE



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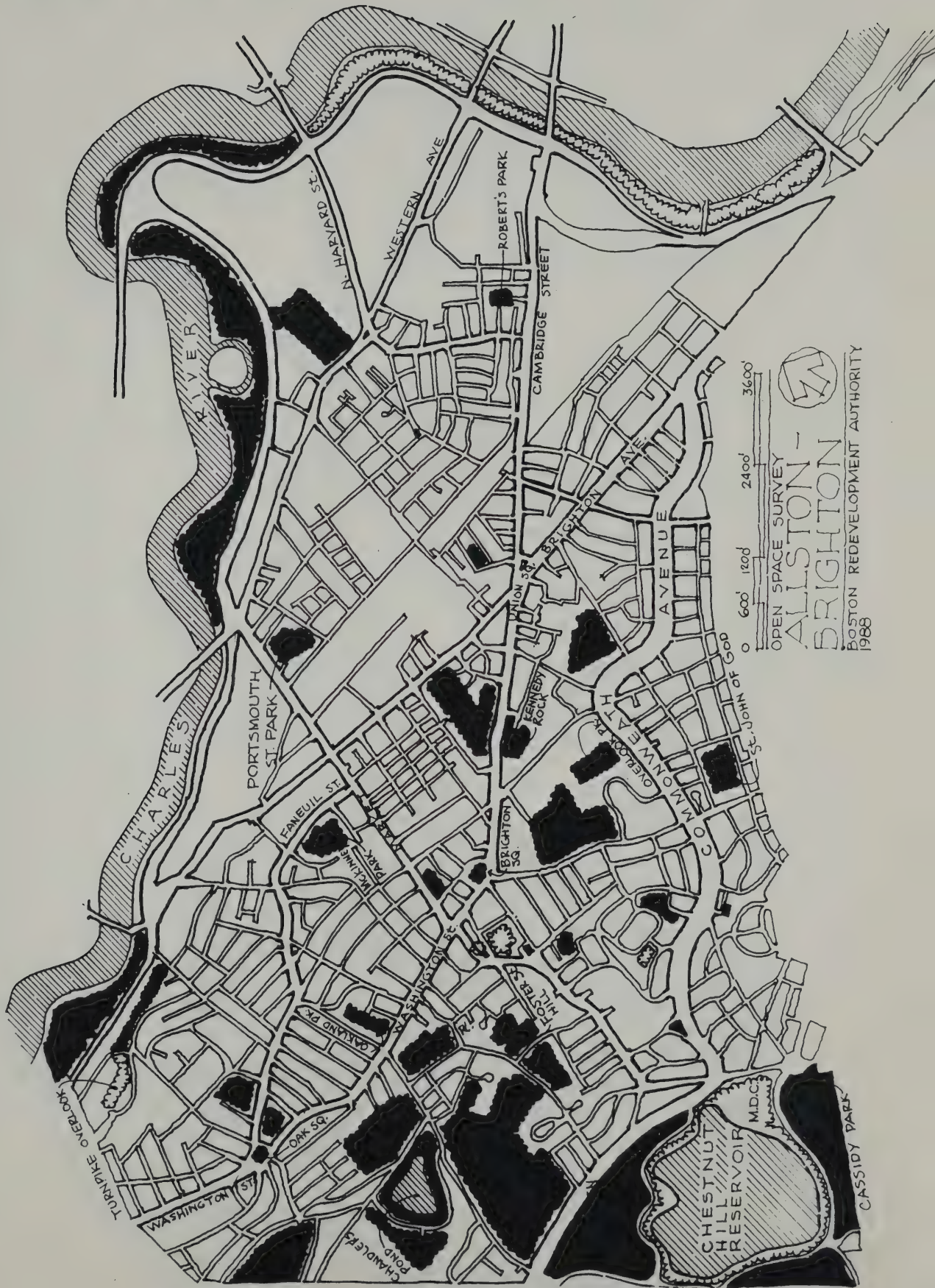
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The large MDC properties along the Charles River and at the Chestnut Hill Reservoir distort the open space ratios for Allston-Brighton. The MDC lands make up a large portion of the total open space in Allston-Brighton yet are located at the edges of the neighborhood and are not easily accessible to a large number of neighborhood residents. In 1980 the MDC open spaces provided 2.6 acres of public open space for every 1,000 persons in Allston-Brighton. The 169.3 acres of MDC land are more than double the 82.4 acres of City of Boston parks and squares in the neighborhood. The Charles River Reservation and Chestnut Hill Reservoir are regional open space resources.

The City of Boston parks and squares are located throughout the neighborhood and are the open spaces that are expected to meet local open space needs of sub-neighborhoods within Allston--Brighton. The 82.4 acres of parks and squares provided 1.3 acres of public open space for every 1,000 persons in 1980. This is a significantly lower amount than the ratio of 4.3 acres of public open space per 1,000 persons which included all public open spaces in Allston-Brighton including the large, and regional, MDC lands. Without the large MDC open spaces, the remaining 1.3 acres of public open space per 1,000 persons would make Allston--Brighton comparable to the South End in the amount of public open space available per 1,000 persons.

NATURAL AREAS

In addition to the public park lands, there are 99 acres of Urban Wilds in Allston-Brighton. The Urban Wilds are natural areas which were identified in a 1976 study by the BRA. Urban Wilds are defined as natural areas which have "significant amounts of flora, fauna, and/or features of geological importance and have, in addition, scenic, recreational, educational, or esthetic value." Urban wilds can be on either public or private land. In Allston-Brighton, only 2 of 12 urban wilds are owned by public agencies. The Boston Conservation Commission owns the .67 acre Euston Path Rock Urban Wild and the 7.17 acre Turnpike Overlook is owned by the Turnpike Authority. The remaining 91 acres of Urban Wilds are located on 10 privately-owned properties.



0 600' 1200' 2400' 3600'

OPEN SPACE SURVEY
ALLSTON - BRIGHTON
BOSTON REDEVELOPMENT AUTHORITY
1988

**OPEN SPACE SURVEY
ALLSTON/BRIGHTON**

1. Where do you live?

Indicate by marking the map.

2. Outline on the map the boundaries of your neighborhood.

3. Which park or open space do you use most frequently?

Indicate by marking the map

4. How do you use this park or open space?

Indicate as many activities as you like in order of importance by ranking them as 1 = most important, 2 = next most important, and so on.

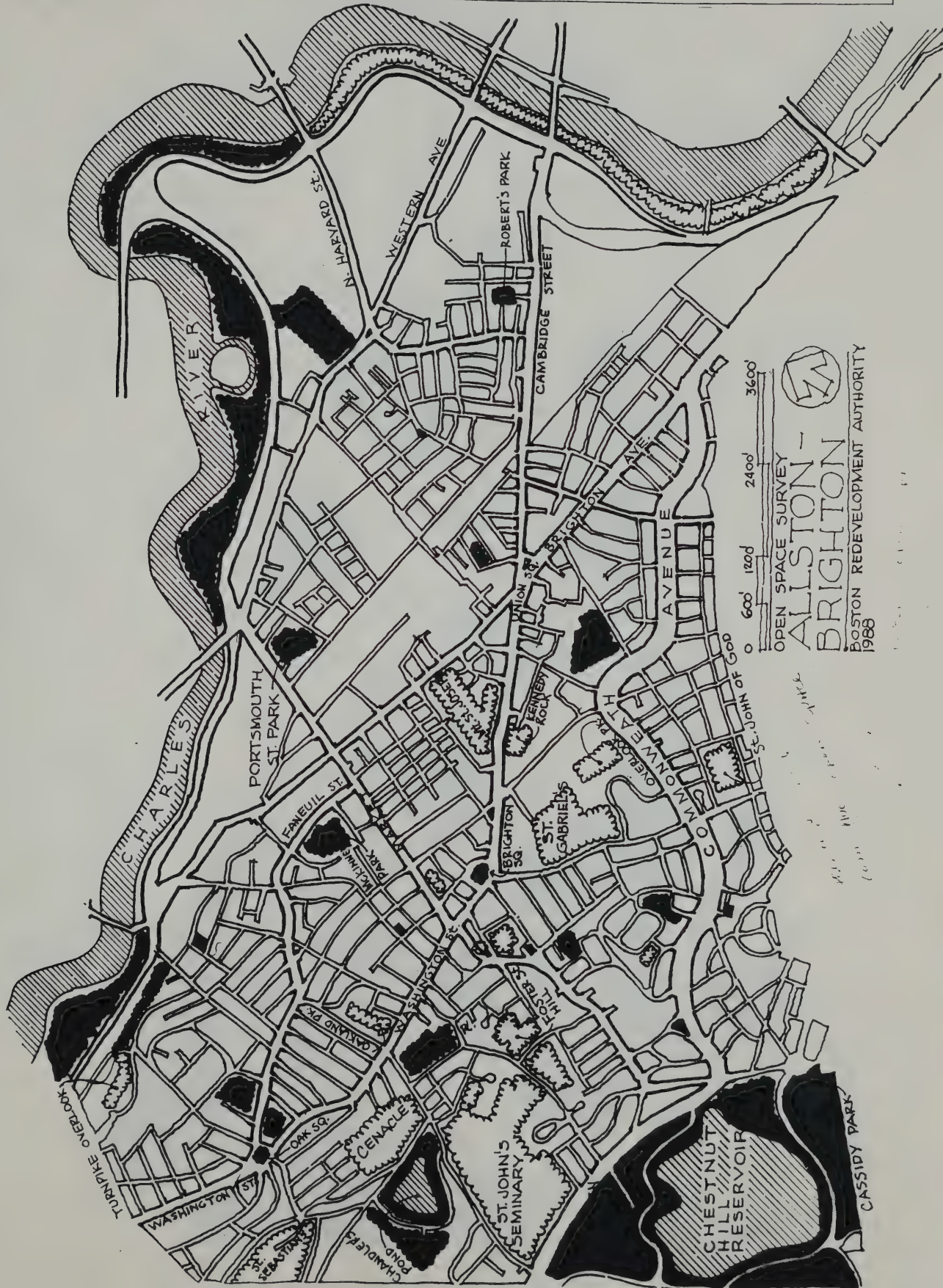
- A. _____ Athletic activities
B. _____ Children's Play
C. _____ Sitting, strolling, pot
jogging
D. _____ Dog walking
E. _____ Other

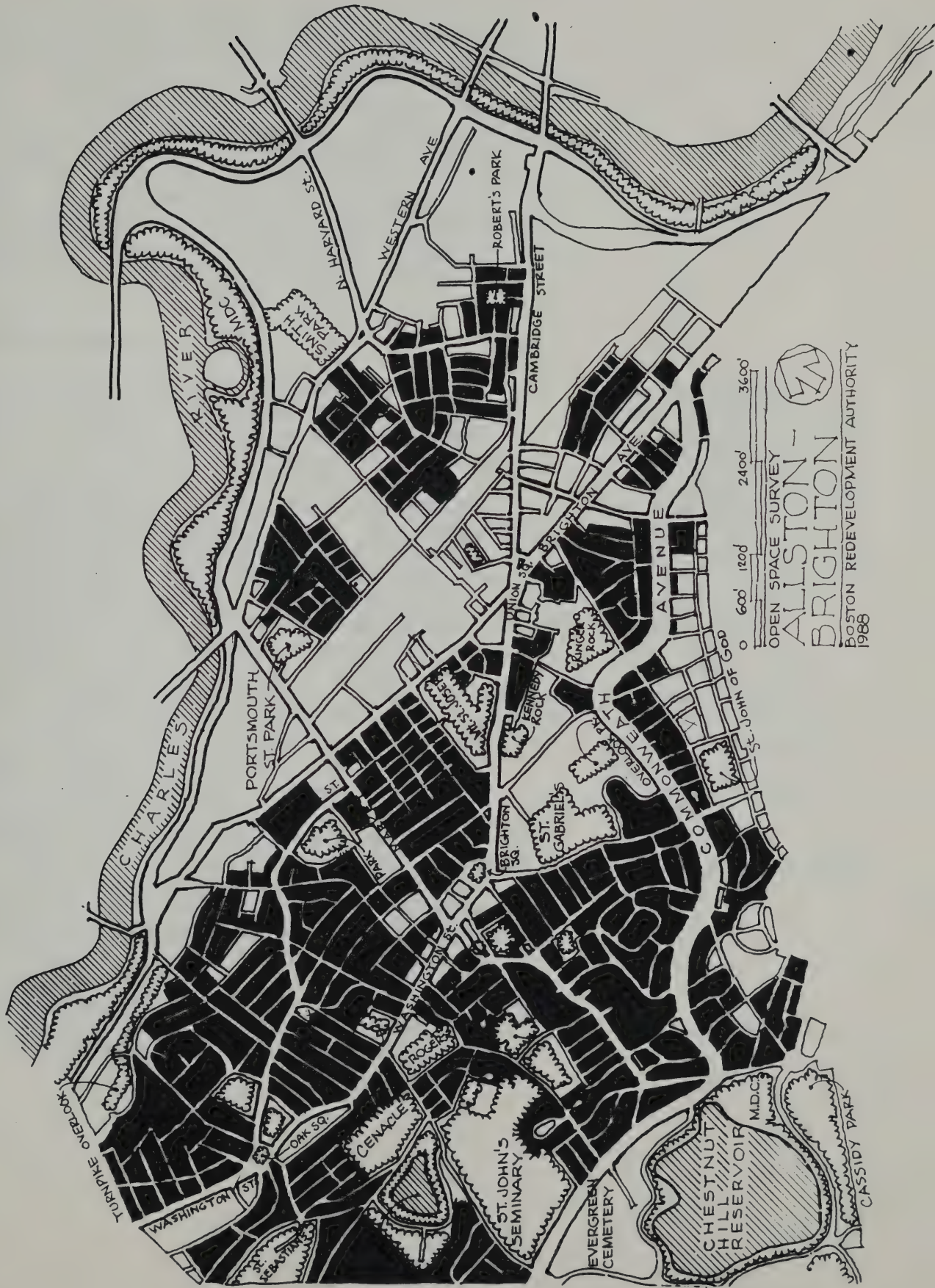
5. Is there a type of facility or athletic field that you would like, which does not currently exist in Allston-Brighton parks? If so, please specify:

6. What is your age group?

- A. ____ 12-18 years
B. ____ 19-24
C. ____ 25-35
D. ____ 35-50
E. ____ 50-65
F. ____ over 65

Additional comments





0 600' 1200' 2400' 3600'

OPEN SPACE SURVEY
ALLSTON -
BRIGHTON

BOSTON REDEVELOPMENT AUTHORITY
1988

LINEAR CONNECTIONS

Allston-Brighton's open spaces are spatially organized in a manner that results in a system of interconnected open spaces throughout the neighborhood. Allston-Brighton has three open space spines: Commonwealth Avenue, the Charles River Reservation, and Market Street/Chestnut Hill Avenue. The open space spines represent linear configurations of connected open spaces. The two largest spines, the Commonwealth Avenue and Charles River Reservation spines, are connected to each other and to Olmsted's Emerald Necklace of parks and parkways at Charlesgate near Kenmore Square.

A. Commonwealth Avenue

Commonwealth Avenue in Boston extends from the Back Bay through Allston-Brighton to the Newton boundary. The character of the avenue changes several times as it passes runs from the Back Bay through Allston-Brighton. In the Back Bay, Commonwealth Avenue is a residential boulevard with a large, tree-lined open space. At Kenmore Square the Commonwealth Avenue trolley line surfaces and runs down the middle of the avenue. There is no landscaped median between Kenmore Square and Packards Corner. Between Packards Corner and Chestnut Hill Avenue, Commonwealth Avenue is divided into two types of roads. The outer lanes are local traffic lanes. The center lanes carry through traffic. From Packards Corner to Warren Street the center lanes are separated from the local traffic lanes by a landscaped median on the eastern side of the avenue and by trolley tracks on the right side. From Warren Street to Chestnut Hill Avenue, the trolley tracks run down the center median of Commonwealth Avenue, with landscaped medians separating the center traffic lanes from local traffic lanes on both sides of the avenue. Commonwealth Avenue between Chestnut Hill Avenue and the Newton boundary does not have two roadway systems. The traffic lanes are divided by a central median containing trolley tracks as far as the MBTA station at Lake Street. At that point, Commonwealth continues on into Newton.

The Commonwealth Avenue Mall, which runs the breadth of Allston-Brighton from Kenmore Square to the Brookline-Newton line, divides local and crosstown traffic. Lined with densely populated multi-unit dwellings, the "corridor" serves as a green buffer in some places, but poses a hazardous barrier to pedestrian traffic in others.

Boston's Open Space Plan

Commonwealth Avenue from Brighton Avenue to the Chestnut Hill Reservoir was designed by Frederick Law Olmsted in 1884. The design seems to recall Uriel Crocker's earlier proposal for a curvilinear drive through a park which would have extended from the Charles River to the Chestnut Hill Reservoir. (Z. p. 36)

Commonwealth Avenue, along with a widened and redesigned Beacon Street in Brookline, was part of Olmsted's plan for the Chestnut Hill Circuit: a loop which linked the Back Bay to the Chestnut Hill Reservoir. Olmsted's designs for Commonwealth Avenue and Beacon Street were influenced by the recently completed boulevards of Paris. Landscape architects of the time, including Olmsted, sought to create networks of open spaces using boulevards to link together pieces of a larger park system. In this respect, boulevards were seen as being linear parks as well as thoroughfares. (Lubove, p. 4.)

Charles Eliot, who promoted the development of a metropolitan park system for Boston in the 1890s, believed that parkways or boulevards which served as connections between parts of the park system were important components of a metropolitan park system. His efforts led to the creation of the MDC parkways. (Newton, p. 596)

Olmsted and Eliot both promoted the idea of an urban-rural continuum which would connect the city to the countryside as well as bring the country into the city. Such a continuum included rural reservations and neighborhood parks, linked together by boulevards. (Lubove, p.4) In Allston-Brighton, this continuum exists and is made up urban wilds--remnants of rural Brighton estates--regional park facilities along the Charles River and at the Chestnut Hill Reservoir, neighborhood parks, and the Commonwealth Avenue boulevard and Soldiers Field Road parkway.

The Commonwealth Avenue open space spine consists of the landscaped open spaces along Commonwealth Avenue and a number of open spaces along or adjacent to Commonwealth Avenue. These open spaces include five public parks: Ringer Park, Fidelis Way Park, Wilson Park, Cassidy Park, and the Chestnut Hill Reservoir.

Other open spaces along Commonwealth Avenue include Evergreen Cemetery and the private Urban Wild at St. John's Seminary. In addition to St. John's Seminary, two other Urban Wilds are located just off of Commonwealth Avenue: the public Euston Path Rock and the private Leamington Rock.

B. Charles River Reservation

The Charles River open space spine consists of the Charles River and the MDC open spaces along both sides of the Charles River--along Soldiers Field Road and Greenough Boulevard--and also includes the Harvard athletic fields, Smith Park, and Birmingham Parkway. Mount Auburn Cemetery, on the north side of the Charles River in Cambridge, is also a component of this large open space area.

C. Market Street/Chestnut Hill Avenue

A third open space spine connects the two above mentioned open space spines to each other as well as connecting a number of open spaces. Market Street and Chestnut Hill Avenue connect both major MDC open spaces--the Charles River Reservation and the Chestnut Hill Reservoir--both of which are the major water resources in Allston-Brighton. This north-south open space spine also links up the public open spaces of Birmingham Parkway, Portsmouth St. Playground, McKinney Playground (just off Market St. on Faneuil St.), Market St. Cemetery, Brighton Square, Jackson Square, Joyce Playground (just off Chestnut Hill Ave. on Union St.), and Cassidy Playground.

OPEN SPACE GROUPS

A number of open spaces in Allston-Brighton are clustered into groups of open spaces. In the area around the Chestnut Hill Reservoir is a group of public and private open spaces. The Chestnut Hill Reservoir, Cassidy Playground, Evergreen Cemetery, Chandler's Pond, and Rogers Park are the public open spaces in this group. These are complemented by the private Urban Wilds of St. John's Seminary, the Cenacle, Foster St. Rock, and Foster St. Hill. Together, these open spaces represent a variety of ecosystems including bodies of water, meadows, woodlands, hills, and rock outcroppings. Among these open spaces are significant natural areas which provide a variety of wildlife habitats.

The open spaces at Monastery Hill collectively make up one of Allston-Brighton's most visually prominent open space resources. These open space resources consist of the public Fidelis Way Park and grounds of Brighton High, and also include the private grounds of St. Gabriel's Monastery and Brighton Marine Hospital. The private grounds of the Kennedy Hospital for Children, across Warren Street from Brighton High, are an extension of the network of open spaces on Monastery Hill.

Along the Charles River, a collection of open spaces exists where Smith Playground and the Harvard athletic fields connect with the Charles River Reservation. Complementing the open spaces at this location is Mount Auburn Cemetery, on the north side of the Charles River, which visually enhances the open spaces along the river in Allston-Brighton.

of open spaces in Allston-Brighton and Glendale and
the area around the Chestnut Hill
Reservoir is a group of public and private open spaces.
The Hill Reservoir, Chestnut Hill Reservoir, Everett
Park, and Forest Park are the public open spaces.
These are complemented by the private urban with
a seminary, the Cathedral, Forest Hill, and Forest
Hill. These spaces represent a variety of
including food, water, meadows, woodlands, and
forest. These open spaces are scattered
areas which provide a variety of wildlife habitat.

spaces at Monksbury Hill collectively make a
Brighton's most visually prominent open space.
These spaces consist of the public fields and
of Brighton High School and include the private
of St. Gabriel's Monastery and Brighton Navy
private grounds of the Kennedy Hospital for Children, and
a street from Brighton High School to an extent
spaces Monksbury Hill.

The Charles River, a collection of open spaces, runs where
Brighton and the Harvard Medical School connect with
the River Reservoir. The area includes the open spaces of
the Harvard Medical School, the Harvard Medical School
River, which visually connects the open spaces along the
Allston-Brighton.

OPEN SPACE ANALYSIS

The Allston-Brighton Interim Planning Overlay District has been divided into six sub-areas. The sub-areas represent the major commercial and industrial areas of Allston-Brighton and the residential areas that exist in relation to these commercial areas. Statistics have been compiled for the sub-areas in order to determine open space needs on a smaller, more local, scale throughout the neighborhood. The six sub-areas in Allston-Brighton are:

- A. Commonwealth Avenue Corridor
- B. Commonwealth Avenue/Brighton Avenue/North Beacon Street
- C. Market Street/Brighton Center/Hospitals
- D. Oak Square/Washington Heights
- E. North Allston
- F. Allston-Landing

A zoning map of the City of Washington, District of Columbia, was filed into the records of the Department of Planning and Research on July 1, 1964. The map was prepared by the Department of Planning and Research and is titled "Zoning Map of the City of Washington, District of Columbia, as of July 1, 1964." The map shows the various zoning districts in the city and the boundaries between them. It also shows the location of the various government buildings and the major highways. The map is a valuable tool for anyone who is interested in the planning and development of the city.

Washington Avenue Corridor

15th Avenue Corridor

14th Avenue Corridor

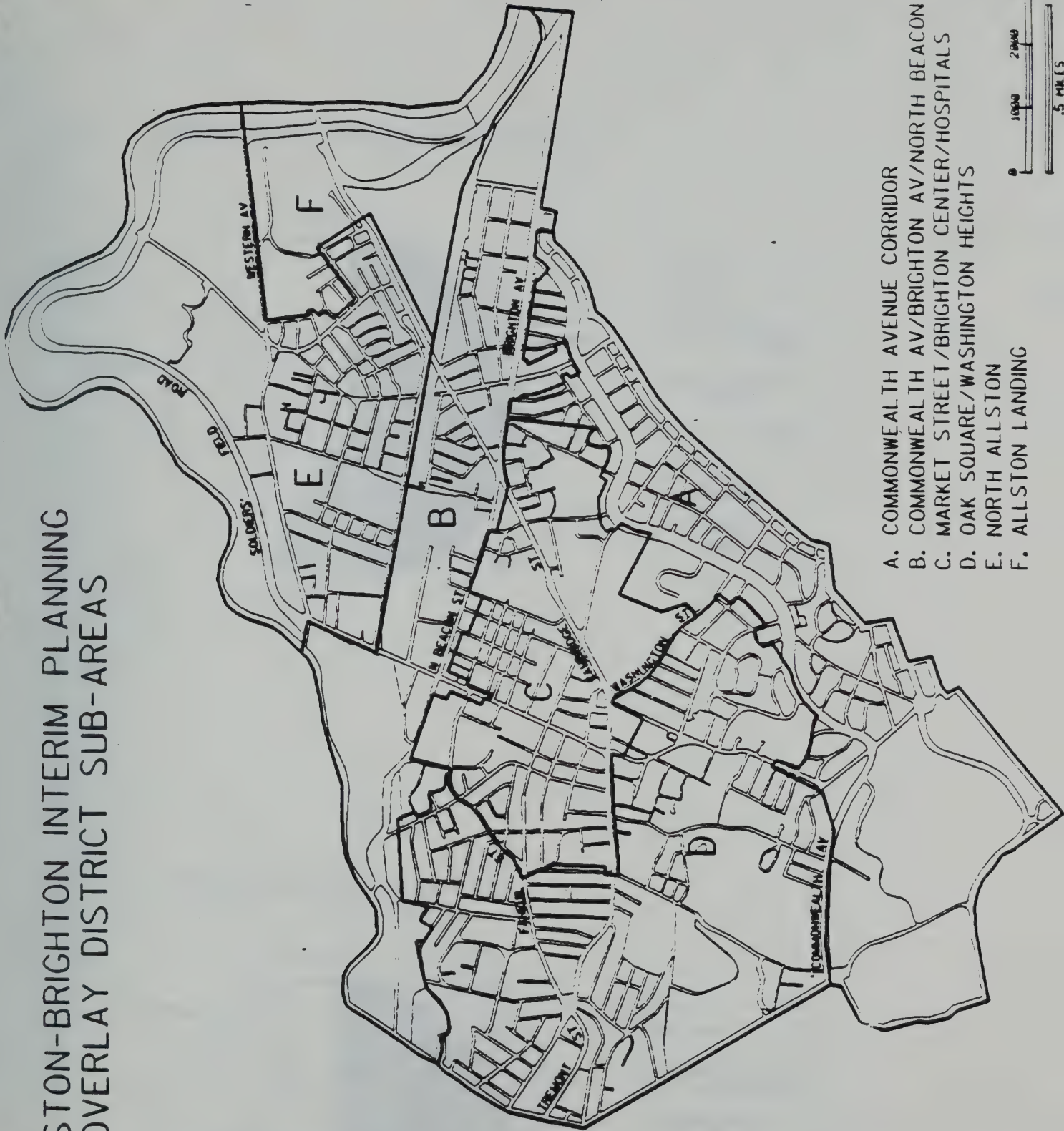
13th Avenue Corridor

12th Avenue Corridor

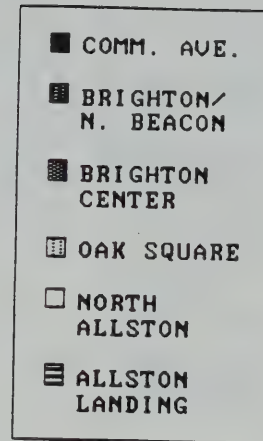
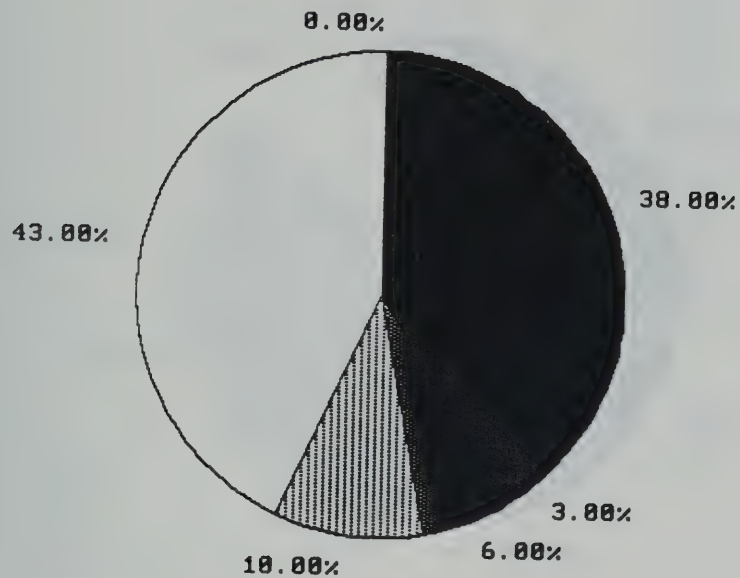
11th Avenue Corridor

APPENDIX A

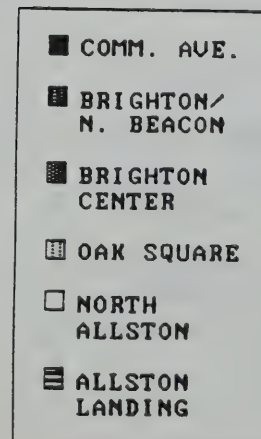
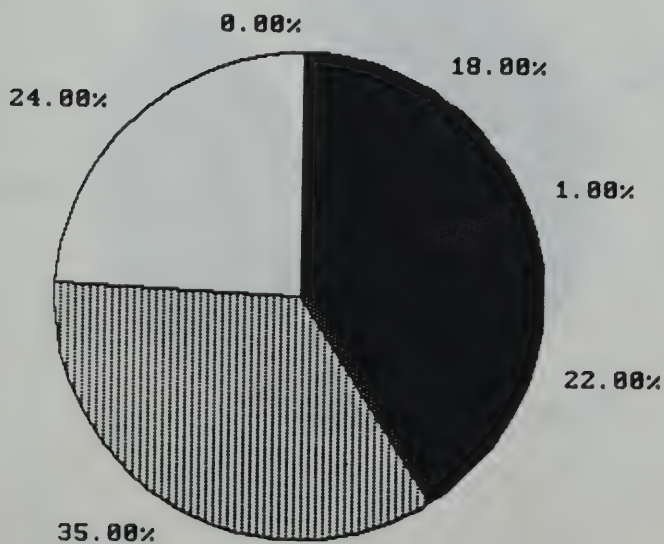
ALLSTON-BRIGHTON INTERIM PLANNING OVERLAY DISTRICT SUB-AREAS



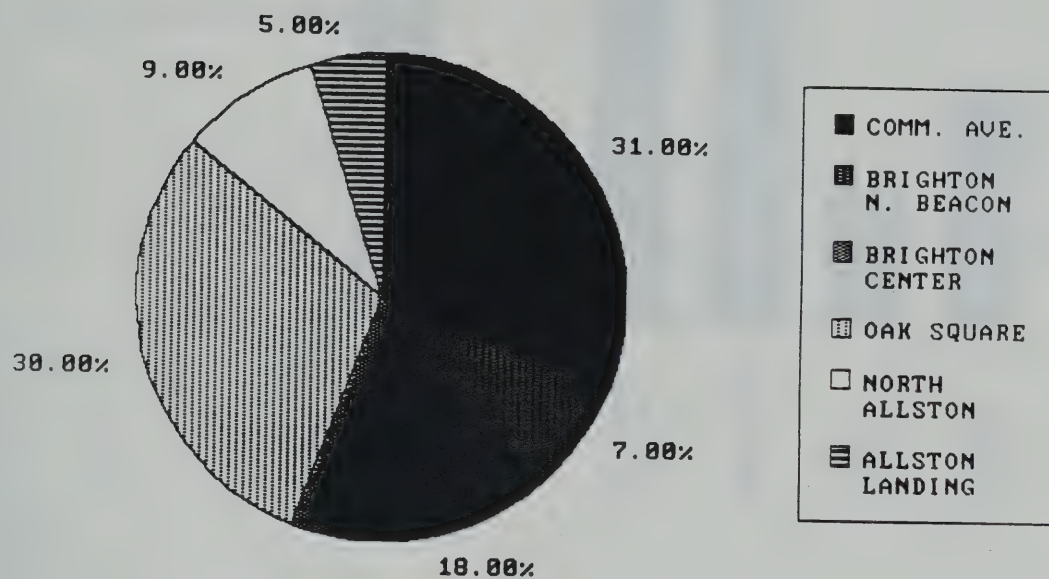
DISTRIBUTION OF PUBLIC OPEN SPACE



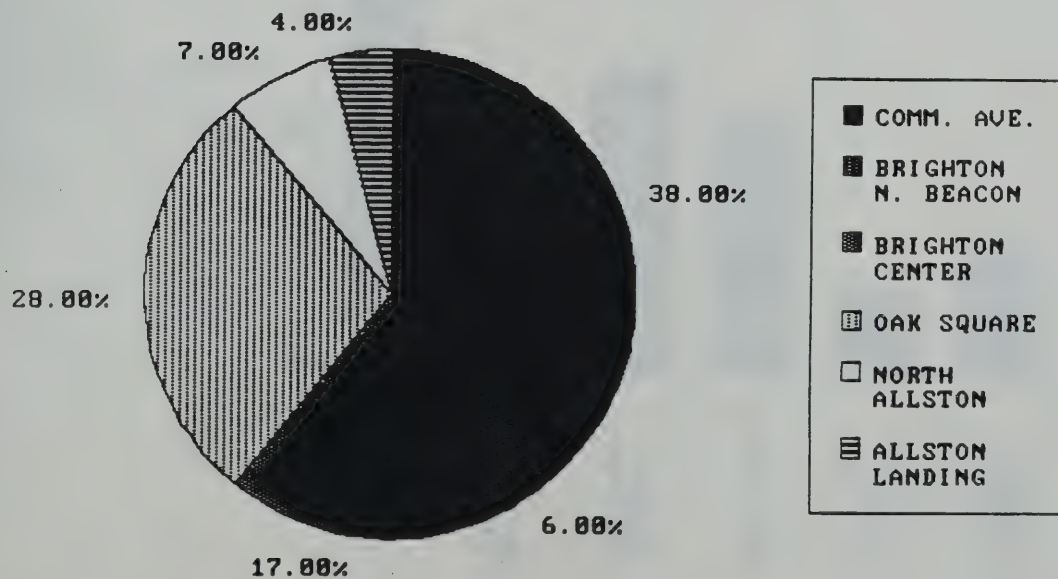
DISTRIBUTION OF CITY PARK LAND

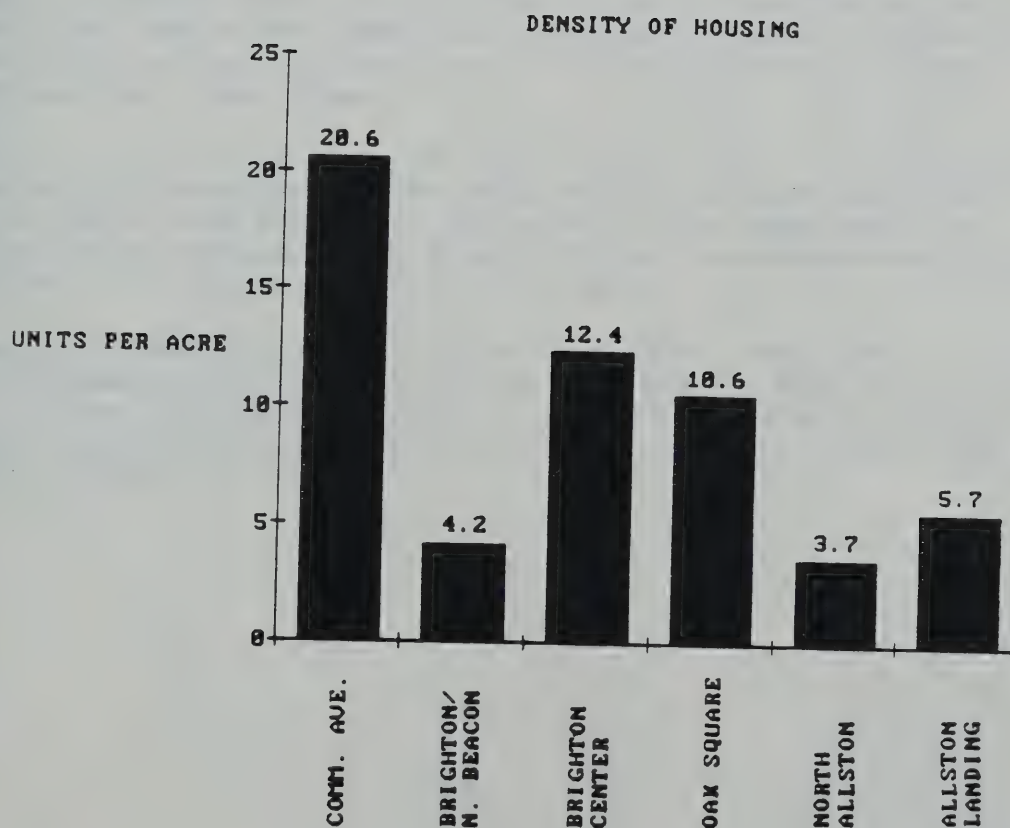
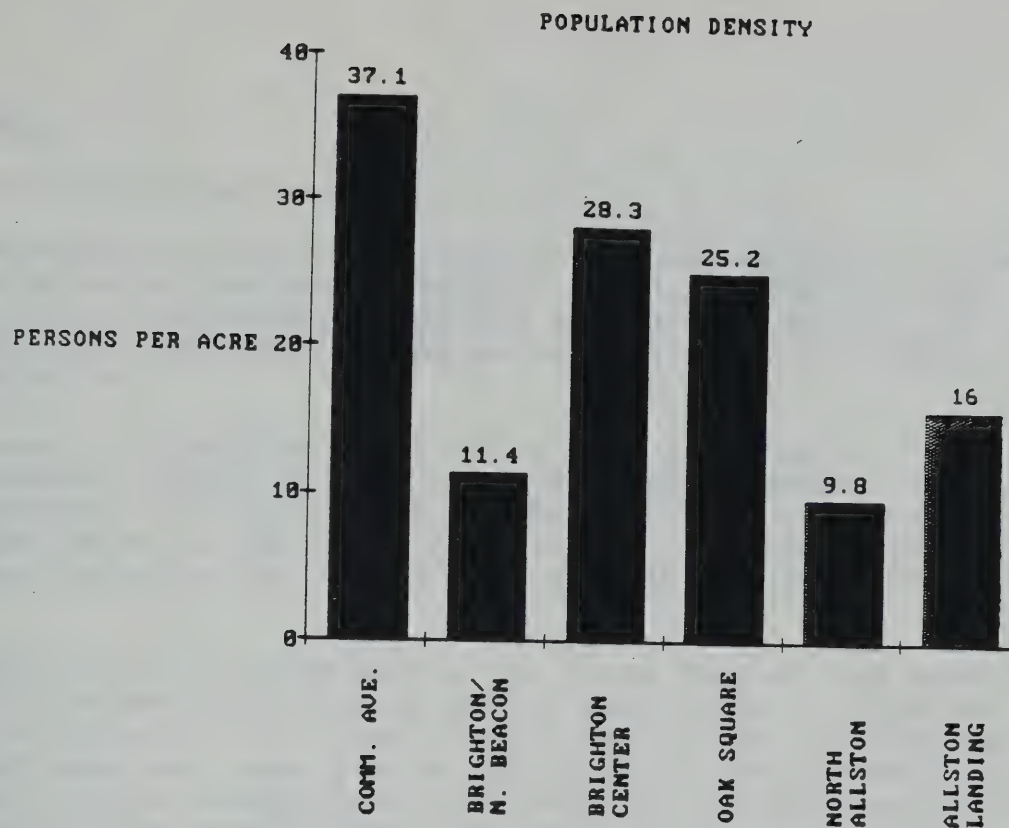


PERCENT OF A-B POPULATION IN EACH SUB-AREA



PERCENT OF A-B HOUSING UNITS IN EACH SUB-AREA







Sub-Area A

Commonwealth Avenue Corridor

The Commonwealth Avenue Corridor is the most populous of the Allston-Brighton sub-areas, having 20,465 persons in 1980. 2/3 of the population were between the ages of 20 and 34. This sub-area also has the most housing units. In 1980 there were 11,198 housing units.

There were 37.1 persons per acre in this sub-area in 1980, a significantly higher density than is found anywhere else in Allston-Brighton. The number of housing units averaged 20.3 units per acre, almost twice the density of Brighton Center. Brighton Center is the second most densely populated sub area.

Sub area A has 552 acres and is the third largest sub area in size. There are 109 acres of public open space in this sub area. Of those 109 acres, 65 acres are located around the Chestnut Hill Reservoir and are under the jurisdiction of MDC. There are 9.4 acres of City of Boston park land adjacent to the Chestnut Hill Reservoir. Evergreen Cemetery, which is 14 acres in size, also is adjacent to the Chestnut Hill Reservoir. Most of the open space in this sub-area is concentrated in one location. The largest amount of open space is MDC land. The Chestnut Hill Reservoir is a regional facility which is used by residents from a number of communities in the area. Other than the acres of regional open space and Evergreen Cemetery, there are only 15 acres of City of Boston park land, 2/3 of which are adjacent to the MDC regional open space.

There are 0.7 acres of City of Boston park land for every 1,000 persons in this sub area. The only sub area that has less City of Boston park land per 1,000 persons is the Commonwealth Avenue/Brighton Avenue/North Beacon Street sub-area where there are a number of non-residential land uses.

This sub-area makes up only 19% of the total land area in Allston-Brighton but has 31% of the population and 38% of the housing units in Allston-Brighton. The Commonwealth Avenue Corridor has only 18% of the total City of Boston park land in the neighborhood.

JOHN ZOO SURVIV ALI ENAM


$$\begin{array}{r} 600' \quad 1200' \\ \hline 2400' \quad 3600' \\ \hline \end{array}$$

OPEN SPACE SURVEY

ALLSTON-
BRIGHTON

BOSTON REDEVELOPMENT AUTHORITY
1988

Sub-Area B

Commonwealth Avenue/Brighton Avenue/North Beacon Street

This sub-area is a long and narrow land area located parallel to, and just south of, the Turnpike. The sub-area contains a number of commercial and industrial land uses. In 1980 there was a population of 4,436. In 1980, 50% of the population of this sub-area were between the ages of 20 and 34. Another 24% were age 19 or younger. The sub-area had 1,642 housing units. There were 11.4 persons per acre and 4.2 housing units per acre. The sub area is 390 acres in size. Only the Allston-Landing sub-area is smaller in size and population. There are 8.1 acres of public open space. Less than an acre is park land. The rest of the open space is an Urban Wild located adjacent to the Turnpike on a steep slope which is unsuitable for recreational uses. The Turnpike is a physical barrier which cuts the sub-area off from open spaces to the north of the Turnpike, namely Portsmouth Street Playground and Birmingham Parkway. Penniman Street Play Area, with 0.9 acres of land, amounts to 0.2 acres of open space for every 1,000 persons in the sub-area.

This sub-area has 13% of the land area in Allston-Brighton and has 7% of the population and 6% of the housing units in Allston-Brighton. Penniman Street Play Area, the only park land, is 1% of the City of Boston park land in Allston-Brighton.

In this sub-area, 40% of the housing units had households which did not own, or have access to, an automobile. These households have less ability to travel to open spaces and other recreational facilities which are not close to where they live. This creates a greater need for open space resources in the area where these households live. One acre of park land is insufficient for the open space needs of this sub-area.

Sub-Area C

Market Street/Brighton Center/Hospitals

Brighton Center is a residential area with a commercial center that includes a number of civic facilities. The area also has several hospital and institutional land uses.

In 1980 the population was 11,847. There were 5,177 housing units. Brighton center is the third most populous sub-area but has the second highest density of population and housing units. In 1980 there were 28.3 persons per acre and 12.4 housing units per acre. The only sub-area with a higher density was the Commonwealth Avenue Corridor. The sub-area consists of 418 acres of land and is the fourth largest sub-area in size.

There are 18.9 acres of public open space divided among two parks, two small green areas, and the half-acre Market Street Cemetery. That amounts to 1.6 acres of public open space for every 1,000 persons in the sub area. Brighton Center also has 3 privately-owned Urban Wilds which have a combined area of 10.8 acres.

This sub-area makes up 14% of the land area in Allston-Brighton and has 18% of the population and 17% of the housing units in Allston-Brighton. Brighton Center has 22% of the City of Boston park land in the neighborhood.

41% of housing units in this sub-area had households that did not have access to an automobile. The limited mobility of these households presents a need for open space resources that are easily accessible to all residents of the sub-area.

that 33,000,000 people live in the world.

Don Center is a residential area with a
includes a number of civic facilities,
al hospital and institutions, land usage.

The population was 11,447. There were 5
Brighton Center is the third most populated
second highest density of population and
there were 33.3 persons per acre and
The only sub-area with a higher density
Brighton Avenue Corridor. The sub-area of
and is the fourth largest sub-area in

to 18 acres of open space and
two small green areas, and the highway
That amounts to 1.5 acres of open
600 persons in the sub-area. Brighton
ly-owned urban lands which have a total

sub-area makes up 14% of the total area
18% of the population and 14% of the
Brighton. Brighton Center has 33%
d in the neighborhood.

housing units in this sub-area had access
to an automobile. The limited mode
presented a need for more space and
access to all residents of the sub-

Sub-Area D

Oak Square/Washington Heights

Oak Square and Washington Heights are residential sub-neighborhoods of Allston-Brighton. This sub-area is 780 acres in size. It is the largest sub-area, having almost 200 more acres than the second largest sub-area, North Allston.

The population in 1980 was 19,644. This sub-area is almost as populous as the Commonwealth Avenue Corridor but the size of this sub-area results in a far lower density of population and housing units than is found in the Commonwealth Avenue Corridor. Oak Square and Washington Heights have 25.2 persons per acre and 10.6 housing units per acre. These numbers are less than densities of population and housing units in both the Commonwealth Avenue Corridor and Brighton Center sub-areas.

There are 29.2 acres of public open space divided among 5 parks and 3 squares. A portion of one small Urban Wild, Euston Path Rock, is publicly-owned while the rest of the site is in private ownership. There are 7 other Urban Wilds in this sub-area, all of which are in private ownership. The Urban Wilds total 80.4 acres, an amount of land which is 2 1/2 times larger than the total acreage of public open space in the sub-area. Oak Square and Washington Heights have 1.5 acres of public open space per 1,000 persons.

This sub-area makes up 27% of the land area of Allston-Brighton and has 30% of the population and 28% of the housing units in Allston-Brighton. This sub-area has 35% of the City of Boston park land in Allston-Brighton.

admitted no special facts, except

Sub-Area E

North Allston

In 1980, North Allston had a population of 5,713. 48% of the population were between the ages of 20 and 34. Another 23% were 19 or younger. There were 2,163 housing units in the sub-area. North Allston is the second largest sub-area and is 581.5 acres in size. It is 30 acres larger than the Commonwealth Avenue Corridor yet has only 1/4 the population. In 1980 there were 9.8 persons per acre and 3.7 housing units per acre.

North Allston has 123.6 acres of public open space. Most of the open space--104.3 acres--is MDC park land along the banks of the Charles River. Soldiers Field Road and Western Avenue are major roadways that make it difficult for pedestrians to get to the open space along the river. The Charles River Reservation is a regional open space that is used not only by residents of Allston-Brighton, but also by persons from other communities.

There are 3 City of Boston parks and one square, which have a combined areas of 19.3 acres. The City of Boston open spaces provide 3.4 acres of public open space for every 1,000 persons. This ratio is more than twice the ratio for any other sub-area.

This sub-area makes up 20% of the land area of Allston-Brighton yet it has only 9% of the population and 7% of the housing units in Allston-Brighton. North Allston has 24% of the City of Boston park land in Allston-Brighton.

47% of housing units in 1980 had households that did not have access to an automobile. Of all the sub-areas, North Allston has the most open space per 1,000 persons and, for the most part, provides adequate open space resources that are relatively accessible. Additional open space may be needed in the area east of Everett Street to better serve the open space needs of that area. The Hooker Street Play Area is too small to meet the entire demand for open space in this part of North Allston.

Sub-Area F

Allston Landing

Allston Landing is an area with a mix of residential and industrial land uses. In 1980 Allston Landing had a population of 3,159. 54% of the population were between the ages of 20 and 34. Another 25% were age 19 or younger. There were 1,121 housing units. This is the smallest sub-area in terms of population and acreage. The sub-area is 198 acres in size.

Although it has the least population of any sub-area, the density of population and housing units is greater than for the Commonwealth Avenue/Brighton Avenue/North Beacon Street and North Allston sub-areas. In 1980 there were 16.0 persons per acre and 5.7 housing units per acre.

Except for a small strip of land between the Charles River and Soldiers Field Road, there is no open space in the Allston Landing sub-area.

This sub-area makes up 7% of the land area in Allston-Brighton and has 5% of the population and 4% of the housing units in Allston-Brighton. Allston Landing does not have any City of Boston park land.

Alston Landing

Landing is an area with a mix of residential
and commercial land uses. In 1980 Alston Landing had a
population of 1,152. The population was between the ages of
15 and 64. There were 19 or younger. There
were 19 or younger. This is the smallest sub-area in
the area. The sub-area is 19 or younger.

It has the least population of any sub-
area and housing units is greater than the
15th Avenue Sub-area. In 1980 there were 16
housing units per acre.

For a small sub-area of land between
15th Avenue and 16th Avenue, there is no open space
sub-area.

15th Avenue makes up 1% of the land area
of the population and 1% of the
sub-area. Alston Landing does not
have a park land.

RECOMMENDATIONS

Zoning

OPEN SPACE ZONING

Public open space in Boston has traditionally been zoned as residential, commercial, or industrial in relation to the zoning district in which a particular open space was located. The adoption of text amendments 101 and 102 to the Zoning Code of the City of Boston created a new zoning district, the Open Space Zoning District. This district was established to recognize the actual land use of parks and public open spaces as not being residential, commercial, or industrial, but as land that has been acquired and improved for the purpose of providing open space for public use and enjoyment.

Public parks are already protected from disposition or development by requirements that the approval of the Boston City Council and a vote by 3/4 of the members of the state legislature are needed in order to remove land from park use. The Open Space Zoning District adds additional protection by requiring a public hearing before the City of Boston Zoning Commission in order to rezone public open space for another use. This ensures that decisions concerning the disposition or change in land use of public open space can not occur without allowing for input from the general public.

1. STAFF WORKING

is open space in Boston for
family, community, and
place in which a person
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Boston needs a new way
District. This district
I find one of parts and
District, community, or
use and enjoyment

There are already projects in
request by individuals that to
all and a vote of
needed is open to future land
District and additional
highlight the City of Boston
a open space for everyone
for everyone

Open Spaces in Allston-Brighton that qualify for Open Space Zoning.

Cemeteries:	Zoning	Subdistrict
Evergreen Cemetery	OS	CM
Market St. Cemetery	OS	CM
Public Urban Wilds:		
Euston Path Rock	OS	UW
Turnpike Overlook	OS	UW
City of Boston Parks:		
Chandler's Pond (Gallagher Park)	OS	P
Cassidy Playground	OS	RC
Fidelis Way Park	OS	RC
Hobart St. Play Area	OS	RC
Hooker St. Play Area	OS	RC
Joyce Playground	OS	RC
McKinney Playground	OS	RC
Oak Square Playground (Hardiman)	OS	RC
Penniman St. Play Area	OS	RC/G
Portsmouth St. Playground	OS	RC
Ringer Playground	OS	RC/P
Rogers Park	OS	RC
Shubow Park	OS	P
Smith Playground	OS	RC
Wilson Park	OS	P
City of Boston Squares and smaller parks:		
Brighton Square	OS	P
Cunningham Park	OS	P
Fern Square	OS	P
Jackson Square	OS	P
Oak Square	OS	P
Public Grounds	OS	P
Union Square	OS	UP
MDC Parks:		
Boyden Park (at Chestnut Hill Res.)	OS	P
Chestnut Hill Reservoir (land around Res.)	OS	P
Reilly Playground (at Chestnut Hill Res.)	OS	RC
Charles River Embankment	OS	--

RECOMMENDATIONS

Zoning

GREENBELT PROTECTION OVERLAY DISTRICT (GPOD)

A greenbelt roadway is a "landscaped roadway or major thoroughfare that is characterized by open space or landscaping along its right-of-way or that is used primarily by noncommercial or pleasure vehicles."

The purpose to a Greenbelt Protection Overlay District is to protect and preserve the natural and scenic character of landscaped roadways by ensuring that new development along such roadways conforms to standards that will protect the natural character of the greenbelt roadway.

● The following roads should be designated as Greenbelt Protection Overlay Districts:

Commonwealth Avenue
Soldiers Field Road/Storrow Drive
Nonantum Road
Birmingham Parkway
Chestnut Hill Driveway
Beacon Street (The section in Brighton, near Cleveland
Circle and around the Chestnut Hill Reservoir.)

COMMONWEALTH AVENUE

Commonwealth Avenue was designed by Frederick Law Olmsted as a landscaped boulevard. The open space component of Commonwealth Avenue has been made secondary to the thoroughfare function of the avenue. To recognize the importance of preserving and improving the open space character of Commonwealth Avenue, a GPOD should be established along Commonwealth Avenue

SOLDIERS FIELD ROAD/STORROW DRIVE AND NONANTUM ROAD

Soldiers Field Road/Storrow Drive and Nonantum Road form a roadway system that runs next to the MDC open spaces along the Charles River. Soldiers Field Road and Storrow Drive are part of the MDC system of parkways. To protect the integrity of the open spaces along the Charles River, as well as the parkways themselves, these roads should be designated as GPODs.

UNITED STATES DEPARTMENT OF AGRICULTURE

It is not necessary to a "federal road" that it be chartered by special legislation, or that it be under the jurisdiction of the Federal Government.

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BIRMINGHAM PARKWAY

Birmingham Parkway is another MDC parkway and includes a passive open space used for informal gatherings and bocce games. The roadway is quite large and seems to be larger than necessary as Birmingham Parkway seems to carry little traffic. Most of the traffic is on nearby Soldiers Field Road. Birmingham Parkway appears to be used more as a parking lot than as a road. As a way of increasing the open space, the size of the road could be reduced and some of the land that is now paved could be converted to grass and trees. As an MDC parkway and open space Birmingham Parkway should be designated as a GPOD.

CHESTNUT HILL DRIVEWAY

Chestnut Hill Driveway is a landscaped roadway that runs alongside the Chestnut Hill Reservoir and passes between the reservoir and Evergreen Cemetery. This road serves as a scenic drive and as an access route to Boston College. To preserve the beauty of Chestnut Hill Driveway, and to discourage large amounts of traffic on the road, the Chestnut Hill Driveway should be designated as a GPOD.

BEACON STREET

Along with the Chestnut Hill Driveway, Beacon Street is located on the perimeter of the Chestnut Hill Reservoir. At Cleveland Circle, Beacon Street has a boulevard design with a central median. While the median is landscaped in Brookline, the Cleveland Circle portion of Beacon Street has no landscaping and is in need of improvement. To preserve the scenic beauty of the Chestnut Hill Reservoir area and to promote improvements in Cleveland Circle, Beacon Street should be designated as a GPOD.

WILSON PARKWAY

Wilson Parkway is another MDC Parkway and includes
space used for informal gatherings and social events. The
way is quite large and serves as a primary thoroughfare
and on Parkway leads to carry traffic
It is on nearby Soldiers Field Road. It
to be used as a parking lot for the road.
needing the open space, the size of the road would
of the land that is now paved could be converted
as an MDC Parkway and would serve the same
be designated as a CPCE

HILL DRIVEWAY

Hill Driveway is a landscaped roadway and serves
as a Hill Driveway and is a scenic
of the road. This road serves
and is a scenic road.
Hill Driveway, and is designated as
Hill Driveway.

WILSON PARKWAY

Wilson Parkway is a landscaped roadway and serves
as a Hill Driveway and is a scenic
of the road. This road serves
and is a scenic road.
Hill Driveway, and is designated as
Hill Driveway.

RECOMMENDATIONS

Neighborhood-wide Recommendations

Open spaces are needed in the following areas of Allston-Brighton: Allston Landing, North Allston, South Allston, and the area east of Commonwealth Avenue.

- A major open space is needed in Allston Landing.

Allston Landing does not have any public open space except for a narrow strip of land between the Charles River and Soldiers Field Road. The nearest open space is the 1 acre Hooker Street Play Area which is too small to meet the demand for open space in the area. A major open space is needed in Allston Landing to meet the open space needs of residents of North and South Allston. Allston Landing should have at least 10 acres of open space.

- A neighborhood park is needed in North Allston. North Allston has two large open spaces, the Charles River Reservation and Smith Park. On the western side of North Allston is the Portsmouth Street Playground. The 1 acre Hooker Street Play Area, located on the eastern side of North Allston is the only open space in that area and is used by children who live as far away as South Allston. There are no public open spaces in the center of North Allston.

A potential site for a new public open space is the grounds of the Thomas Gardner School on Brentwood Street. Part of the site--now paved--could be developed as a neighborhood park. A neighborhood park at this location would be accessible to young children and elderly persons living in the area. Smith Park and the Charles River Reservation, the two closest open spaces, are not easily accessible for children and the elderly due to the distance of the parks from the main residential section of North Allston and the busy streets that one must cross to get to those open spaces.

A small, neighborhood park at the Gardner School would help meet the local need of young children and the elderly for open space, but would not reduce the need for a large open space at Allston Landing that would have room for athletic fields and serve both North and South Allston.

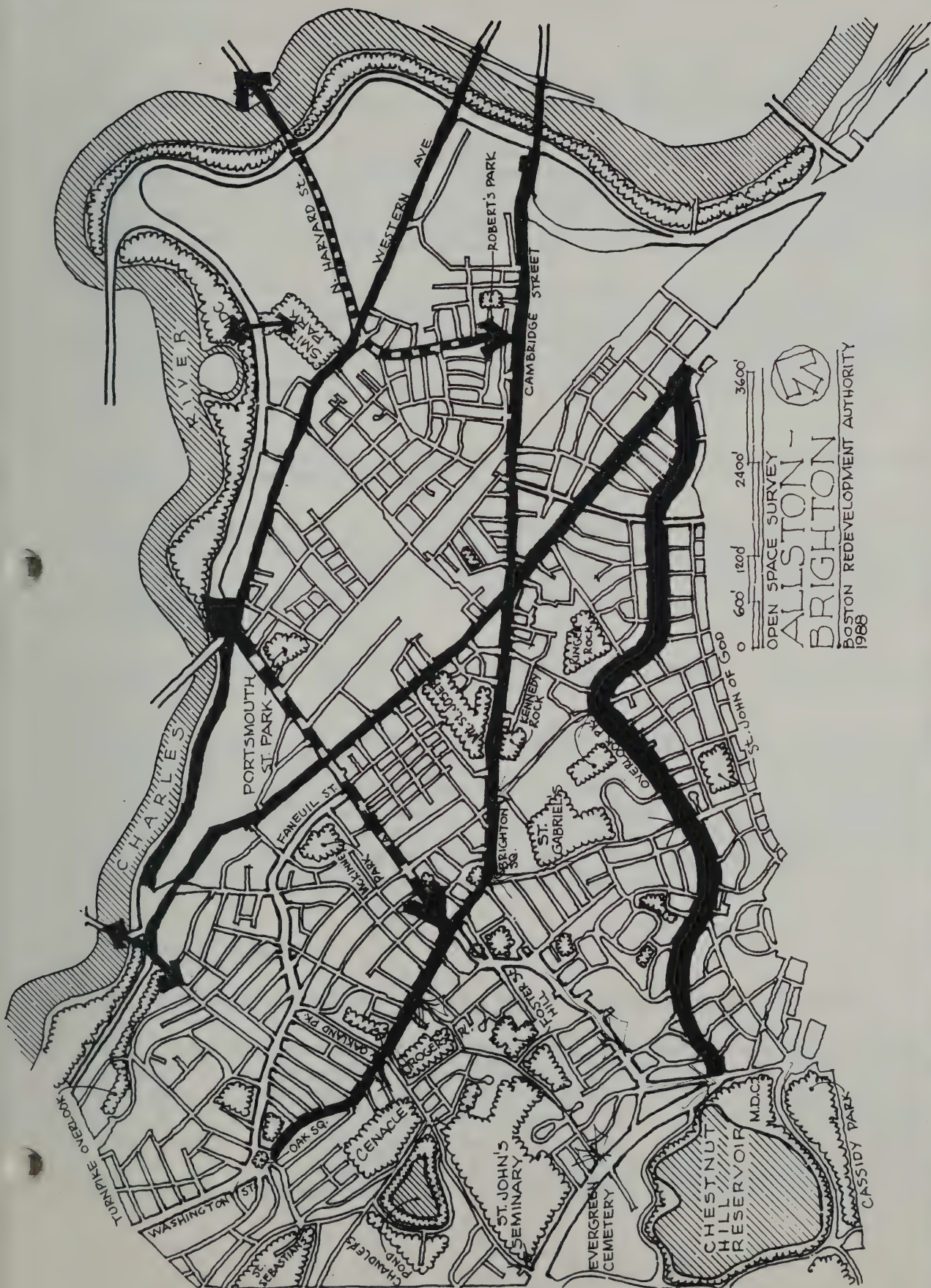
- A neighborhood park is needed in South Allston.

South Allston--the area north of Commonwealth and Brighton Avenues and south of Allston Landing--has no public open space. The only open space in this area is an athletic field owned by Boston University. Since there is no public open space in this area, some children from South Allston use the Hooker Street Play Area in North Allston for recreational activities.

- Open space is needed in the area east of Commonwealth Avenue.

The area between Commonwealth Avenue and the Brookline boundary is severely lacking in open space. The Commonwealth Avenue area is the most densely built-up and most densely populated area of Allston-Brighton. There are no public open spaces in this area except for Wilson Park, a small open space designed for passive open space uses. Due to the high density of population, this area should have a large open space in order to provide for the open space needs of persons living in the area. Ideally, an open space in this area would have playground equipment and athletic courts and fields.

Fidelis Way and Ringer Parks have playground equipment and athletic courts and fields, but they are both located on the western side of Commonwealth Avenue. Commonwealth Avenue, with its many lanes of traffic and trolley line, is not a street that children should have to cross in order to get to a park. Due to the lack of open space on the eastern side of Commonwealth Avenue, the nearest open spaces for residents of the area are on the western side of Commonwealth Avenue. Measures should be taken to improve pedestrian safety on Commonwealth Avenue--at Allston, Warren, and Washington Streets in particular--to make it easier for persons living on the eastern side of Commonwealth Avenue to get to Ringer and Fidelis Way Parks.



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OPEN SPACE SURVEY



ALLSTON-BRIGHTON

BOSTON REDEVELOPMENT AUTHORITY
1988

RECOMMENDATIONS

Boulevards

Commonwealth Avenue

- Commonwealth Avenue should be a continuous greenway, with landscaping and trees, from the Back Bay to the Newton boundary.

Commonwealth Avenue was designed and constructed in several segments. Commonwealth Avenue in Allston-Brighton is different in design from the Commonwealth Avenue Mall in the Back Bay, however the common idea behind the designs of different parts of Commonwealth Avenue is that of a landscaped boulevard.

Although the segment of Commonwealth Avenue between the Boston University Bridge and Charlesgate is not within the boundaries of the Allston-Brighton IPOD, it is important as the connecting link between the landscaped Commonwealth Avenue of the Back Bay and the landscaped Commonwealth Avenue of Allston-Brighton.

- Plant trees and shrubs along the Commonwealth Avenue trolley median wherever possible.

The existence of trolley tracks in the center of the roadway may seem an obstacle to increasing the amount of landscaping along the avenue. Trolley tracks have not been an insurmountable obstacle in Brookline, where Beacon Street is well planted with trees and shrubs.

- Enhance the beauty of Commonwealth Avenue with more flower plantings.

Some segments of Commonwealth Avenue have flower beds in the landscaped medians. These plantings add color and variety to the vegetation along Commonwealth Avenue. Neighborhood groups or block associations should be encouraged to adopt a median and take responsibility for the planting and maintenance of flower beds. A competition could be held that would provide awards for the best flower beds along the boulevard.

Brighton Avenue

- Redesign Brighton Avenue as a landscaped boulevard.

Brighton Avenue currently has trolley tracks in the center of the roadway. These tracks are currently not in use. If the MBTA permanently discontinues this trolley route, an opportunity may exist to redesign Brighton Avenue. The Boulevard Planning Districts study suggests that removal of the trolley tracks would allow for the creation of a 16 foot landscaped median for Brighton Avenue. The study found that Brighton Avenue, with a

100-101 10 Avenue

Construction of the new building is now in progress and the old building is being demolished.

The new building is being designed to contain 100,000 sq. ft. of space and will be located on the corner of 10th and 10th Avenue.

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100 foot right-of-way, was significantly wider than any other street except Commonwealth Avenue and that Brighton Avenue has great design potential to become a landscaped boulevard similar in character to Commonwealth Avenue.

Union Square

- Union Square--the intersection of Brighton Avenue, Cambridge Street, and North Beacon Street--should be redesigned to improve traffic conditions and to increase the amount of open space in the square.

The Boulevard Planning Districts study suggests that removal of the trolley tracks from Brighton Avenue and Cambridge Street would allow for major design improvements in Union Square that would improve traffic conditions. Redesigning Union Square may also provide an opportunity to create a new open space in front of the Jackson-Mann School.

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RECOMMENDATIONS

Linear Connections

- Improve the character of Allston-Brighton's system of open spaces through landscape improvements that will strengthen existing connections between open spaces and create new connections.

Commonwealth Avenue

- Link the open spaces of Allston-Brighton to the Emerald Necklace system of parks and parkways.

Commonwealth Avenue is one of the major open space spines in Allston-Brighton. Another major open space spine is the Charles River Reservation. The Charles River open space spine is connected to Olmsted's Emerald Necklace at Charlesgate near Kenmore Square. Landscaping the entire length of Commonwealth Avenue would create a boulevard link that would connect the Commonwealth Avenue open spaces to the Emerald Necklace at Charlesgate.

- Enhance Olmsted's Chestnut Hill Circuit by improving the landscaping of Commonwealth Avenue, especially the section between Charlesgate and Packards Corner.

The section of Commonwealth Avenue between Kenmore Square and Packards Corner does not have a landscaped median. The presence of trolley tracks in the median makes landscaping the median more difficult, but not impossible.

- Connect Commonwealth Avenue to the open space along the Charles River.

A connection to the Charles River open space at the Boston University Bridge, just off Commonwealth Avenue, would provide an access point to the Charles River that would directly link these two major open space spines. A ramp, similar to the one being constructed at the Harvard Bridge on Massachusetts Avenue, would provide access for pedestrians and bicyclists to the Charles River open space.

Another possibility is to establish a pedestrian and bicycle connection between Commonwealth Avenue and the Charles River open space at Boston University's Armory site.

Market Street/Chestnut Hill Avenue

- Improve the landscaping along Market Street and Chestnut Hill Avenue as a means of strengthening connections between open spaces along this open space spine.

Market Street and Chestnut Hill Avenue link the MDC park lands along the Charles River to the MDC park lands at the Chestnut Hill Reservoir. This connecting spine links the Charles River open space spine to the Commonwealth Avenue open space spine, unifying the two major components of Allston-Brighton's open space system. To reinforce this connection, streetscape improvements should be made to Market Street and Chestnut Hill Avenue that would establish these streets as an open space corridor.

The landscaping elements of the Boulevard Planning Districts study recommendations for Market Street should also be applied to Chestnut Hill Avenue.

Another possibility is to establish a relationship and a connection between the University of Boston and the Charles River open space at Boston University. This is a possibility.

West Street, Boston Hill Avenue

Improve the landscape along West Street as a means of creating a more open space. This would be a good idea.

West Street and Chestnut Hill Avenue
The Charles River is the main artery of the city. This connection is a very important one. The Charles River is the main artery of the city. This connection is a very important one. The Charles River is the main artery of the city. This connection is a very important one.

Improve the landscape along West Street as a means of creating a more open space. This would be a good idea.

RECOMMENDATIONS

Neighborhood Connections

- Strengthen the connections between open spaces near the Chestnut Hill Reservoir.

An extensive network of open spaces exists which has a wide range of features including bodies of water, hilltops, rock outcroppings, woodlands, meadows and orchards. The public open spaces in this network include the Chestnut Hill Reservoir, Cassidy Park, Evergreen Cemetery, Chandler's Pond, and Rogers Park. This network is greatly enhanced by the presence of several private open spaces including St. John's Seminary, the Cenacle, Foster Street Rock, and Foster Street Hill.

To strengthen the connections between these open spaces, streetscape improvements should be made to the streets located between the open spaces.

Commonwealth Avenue should be landscaped with trees along the sidewalk and should have trees and shrubs along the trolley median. This would improve the physical connection between the open spaces around the reservoir and the other open spaces in this network.

Streetscape improvements along Lake and Foster Streets would better link the many open spaces in this part of Allston-Brighton and enhance the green and open character of the neighborhood.

Streetscape improvements along Lake Shore Road and Kenrick Street would better link Chandler's Pond to the private open spaces at the Cenacle and St. John's Seminary.

- Improve access to the Charles River Reservation by creating a greater physical link between the Charles River Reservation and the neighborhood through streetscape improvements along streets that serve as access routes to the Charles River.

New developments along Soldiers Field Road and Western Avenue should be sited in a manner that provides view corridors through the site that allow for views of the Charles River as a means of visually connecting the Charles River to Western Avenue and the Allston neighborhood.

Along Soldiers Field Road and Western Avenue are numerous commercial businesses. The concentration of commercial land uses in this area has the effect of being a barrier between the residential areas of North Allston and the Charles River. The undesirable impact of such a barrier can be mitigated through design solutions such as incorporating view corridors into new developments and promoting better landscaping of properties in the area.

RECOMMENDATIONS

Neighborhood Connections

Monastery Hill

- Strengthen the connections between open spaces on Monastery Hill.

Monastery Hill is one of the highest points in Allston Brighton and was chosen as the site of St. Gabriel's Monastery because of the spectacular views that are provided from the top of the hill. Monastery Hill has a green, landscaped character which is derived from the large amount of open areas on the hill. The grounds of St. Gabriel's Monastery, the play areas of Fidelis Way Park, and the open spaces of Brighton High and Brighton Marine Hospital provide a large and connected area of open space in an otherwise densely developed area of Allston-Brighton. The overall character of Monastery Hill as a large and connected landscape should be preserved and enhanced.

The open spaces of Monastery Hill are connected by Monastery Path, a stairway that ascends from Warren St. to Monastery Rd. The stairway has fallen into disrepair, with extensive weed growth obstructing the path. Rocks, chunks of concrete, and other debris have fallen onto the path from the embankment of St. Gabriel's parking lot adjacent to the path. As the main public access route to Fidelis Way Park, Monastery Path needs to be cleared and repaired to allow for safe access to the park.

- Restore the open space at the top of Monastery Hill.

The top of the hill provides spectacular views of Boston and surrounding communities. The open space at the top of the hill should be restored so that this resource could be enjoyed by the staff and patients of the adjacent hospital, as well as by the general public.

- Make Fidelis Way Park more accessible to the general public.

Located in the interior of the Monastery Hill block, Fidelis Way Park is not readily visible or accessible from any street. The only access points are from the Fidelis Way residential buildings or the Monastery Path stairway.

Access to the park from Warren Street should be enhanced. A formal access route should be established to the park from Washington Street. Signs should be placed on Warren Street and Washington Street that would direct people to the park.

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- Create a better entrance to Fidelis Way Park from Warren St.

Adjacent to Monastery Path on Warren St. is Brighton High. The driveway on the Brighton High property adjacent to Monastery Path is in disrepair and appears to be used infrequently. The driveway right-of-way could be combined with Monastery Path to create a larger landscaped entrance to Fidelis Way Park while still accommodating for continued limited use of the right-of-way as a driveway and fire lane.

- Reinforce the connections among open spaces along Warren Street through the planting of street trees on Warren Street.

Brighton High School, Brighton Marine Hospital, and Kennedy Hospital for Children all have significant open spaces which enhance the character of Warren Street. These open spaces are components of the larger open space network of Monastery Hill, which also includes Fidelis Way Park and the grounds of St. Gabriel's Monastery. Although properties along Warren Street have beautiful lawns and trees, there are very few street trees on Warren Street. Street trees on both sides of Warren Street would significantly add to the green and open character of the area and would connect the open spaces on the properties along Warren Street. Street trees on Warren Street would also create a link between the Monastery Hill open spaces and the open spaces along Commonwealth Avenue.

- Preserve and protect the open and green character of Warren Street by requiring that buildings be set back from the street.

Brighton High and Brighton Marine Hospital are well sited on the hillside with beautiful lawns in front of the buildings. Kennedy Hospital for Children does not have as large or as dramatic of a setback, but the buildings and parking areas have been set back from the street to allow for grass and trees along the street edge. The open spaces in front of these buildings should be preserved. Any new development on Warren Street should be required to be set back from the street in a manner that conforms to the pattern of setbacks that has been established by these three adjacent properties.

- Street trees should be planted on Washington Street between Commonwealth Avenue and Cambridge Street.

This segment of Washington Street has a number of street trees which contribute to the green character of Monastery Hill. However, there are places along Washington Street where street trees are missing. Trees should be planted to fill in the spaces in order to have an uninterrupted tree canopy along this side of Monastery Hill.

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RECOMMENDATIONS

Parks

- Parks should be designed to meet the needs of all age groups.

Each park should have a mix of features and facilities that are designed to meet the needs and interests of persons of all age groups. Each park should include:

1. A certain amount of greenery--grass, trees, shrubs, and flowers.
2. Sitting areas--benches and tables.
3. Playground equipment.
4. Athletic courts and/or fields.

It is important that each park have natural features such as grass, trees, flowers, and shrubs. A balance should exist between the passive green areas of a park and the active recreation areas.

Open spaces should be sufficiently large to accommodate combined park and playground facilities, including ball fields...playfields for children...field houses, shelters and apparatus, and also park space planted with trees, lawns and shrubbery for the use of older persons.

Arthur Shurtleff
Boston Parks
Department
1925

People in every neighborhood should be able to count on a safe, well-maintained green space close by, a playground for their young children, a playing field for their teenagers, a gathering place which their elders can walk to and where they can socialize.

The Greening of
Boston



Parks

- Parks should have a predominantly green and natural character.

It is important that each park have natural features such as grass, trees, flowers, and shrubs. A balance should exist between the green areas of a park and active recreation facilities, such as basketball courts, which may require paved surfaces.

One trend which has had a negative effect upon the physical appearance of park lands has been the increase over time of the amount of paved area in the parks. The amount of paved area in a park should not be such that it obliterates the intended natural and green character of a park as a setting for recreational activities and for passive enjoyment of open space.

A playground in a residence district should not present, when seen from without, an expanse of play surfaces and fences so arid and mechanically uninteresting as to hurt the general appearance of the neighborhood. Trees, vine-clad walls, or borders of shrubbery and grass should be arranged to make the exterior of such play spaces attractive.

Arthur Shurtleff
Boston Parks
Department
1925

Parks

- No new buildings should be built on public open spaces.

Parks and open spaces in Boston have periodically been singled out as locations for potential development. The construction of the Shattuck Hospital on a portion of Franklin Park is one example. As a limited and irreplaceable resource, the remaining public open space in Allston-Brighton should be retained as open space for permanent public use and enjoyment. Due to the limited amount of open space in the neighborhood, no further open space land should be built upon even if the structure were to house recreational activities. While recreation is a major use of open space, the open and natural character of open space should not become secondary to recreational uses.

It was a principle of good logic and business sense...which forbade the erection of buildings in parks merely to "decorate" the park or to find a cheap or available site in land already paid for...Pleas of emergency, economy, fitness, beauty, have not overcome the wise determination of the public to keep the parks for the recreative purposes which justified the expenditure of money for them and the withdrawal of their land area from taxation.

Arthur Shurtleff
Boston Parks
Department
1925

When space is limited, the
 best use is to make the
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Chandler's Pond

- Define the boundaries of the public open space at Chandler's Pond.

A number of private properties abut Chandler's Pond. It is unclear in many places where the public open space stops and where private property begins. The boundaries of the park should be physically demarcated so that users of the park can easily discern the limits of the park. Two areas where the lack of separation between property lines is confusing are the west side of Chandler's Pond where the Chandler Pond condominiums seem to be located right in the park, and the north side of the pond where the back yards of houses on Kenrick St. come close to the shore of the pond.

- De-map the portion of Lake Shore Road that passes through Gallagher Park at Chandler's Pond.

Lake Shore Road is located on the south shore of the pond. Where the road once passed by the west side of the pond, rock barriers now prevent vehicles from passing through the park. Traffic is diverted through the adjacent apartment complex. The portion of Lake Shore Road in the park should be de-mapped and designated as park land.

- Create an official entrance to Chandler's Pond where the former Lake Shore Road intersects Kenrick St.

Access to Chandler's Pond from Kenrick St. is possible by passing between two houses at the former Lake Shore Road right-of-way. At present, this access point looks more like a path through someone's yard than the entrance to a public park. A landscape design is needed to separate this space from abutting yards and to make the public aware that it is a public access point to the park.

- Better separation is needed between Lake Shore Road and the sidewalk along the edge of Chandler's Pond.

The walkway along the south side of Chandler's Pond is a wide, asphalt area adjacent to the roadway. There is no real curb separating the walkway from the road, suggesting that the walkway is really a parking area. The asphalt comes right up to the trunks of the trees along the pond and greatly detracts from the otherwise natural beauty of the pond. Real curbs along the edge of the park, and a smaller sidewalk, would serve to better define the boundary between road and park and would improve the aesthetics of the park. There is room for cars to park along the road. Parking of vehicles on park land should not be encouraged. Designated parking areas should be established.

A P P E N D I X

1911-12
1912-13
1913-14

Allston Brighton Parks and Open Space

Allston-Brighton	Map #	Acres
Cassidy Playground	1	9.44
Cunningham Park	2	0.17
Fidelis Way Park	3	5.06
Gallagher Mem. Park	4	16.01
Galvin Park	5	8.20
Hardiman Playground	6	1.48
Hobart St. Play Area	7	0.60
Hooker St. Play Area	8	1.00
Joyce Playground	9	1.31
McKinney Playground	10	5.94
Penniman St. Play Area	11	0.94
Portsmouth St. Playgr.	12	4.29
Ringer Playground	13	12.38
Shubow Park	14	0.60
Smith Playground	15	14.00
Parks Dept. Active Use		81.42
Boyden Park	16	24.60
Charles Riv. Embankmt.	17	104.30
Chestnut Hill Res.	18	33.50
Reilly Playground	19	6.85
Msgr. Daly Mem. Field	20	
Artesani Mem. Playgr.	21	
Total MDC Land Above		169.25
Cenacles	39	17.50
Crittenton Hospital	40	3.03
Euston Path Rock	41	0.67
Foster Street Hill	42	5.73
Foster Street Rock		5.00
Kennedy Rock	43	2.00
Leamington Rock	44	0.47
Mt. St. Joseph's Acad.	45	6.50
Oakland Quarry	46	2.25
St. John's Seminary	47	42.25
St. Sebastian's	48	6.44
Turnpike Overlook	49	7.17
Total Urban Wild Acres		99.01
Public Urban Wilds		0.67
Private Urban Wilds		98.34
Brighton Square	22	0.57
Fern Square	23	0.04
Jackson Square	24	0.10
Oak Square	25	0.22
Public Grounds	26	0.02
Total Parks Dept. Sqs.		0.95

SUB-AREA A

COMMONWEALTH AVENUE CORRIDOR

Total Population	20,465	
Persons Age 19 or younger	1,826	8.9%
Persons Ages 20-34	13,643	66.7%
35-54	1,661	8.1%
55 or older	3,335	16.3%
Total Housing Units	11,198	
Total Households	10,728	
Persons Per Household	1.91	
Sub-Area: Total Acres	551.60	
Persons Per Acre	37.10	

% Families Below Poverty Level	13.7%
% Housing Units With No Access to a Car	7.4%

Parks and Open Spaces:

City of Boston Parks:	<u>Acres</u>
Cassidy Playground	9.44
Fidelis Way/Overlook Park	5.06
Shubow Park	<u>0.60</u>
Total Acres, City of Boston Parks	15.10

MDC Parks:

Chestnut Hill Reservoir	58.10
Reilly Playground	<u>6.85</u>
Total Acres, MDC Parks	64.95
Evergreen Cemetery	<u>13.88</u>
TOTAL PUBLIC OPEN SPACE	109.03

Acres Per 1,000 Persons

All Public Open Space	5.33
City of Boston Parks	0.74
MDC	3.17

SUB-AREA B

COMMONWEALTH AVENUE/BRIGHTON AVENUE/NORTH BEACON STREET

Total Population	4,436	
Persons Age 19 or younger	1,062	23.9%
Persons Ages 20-34	2,229	50.3%
35-54	555	12.5%
55 or older	590	13.3%
Total Housing Units	1,642	
Total Households	1,558	
Persons Per Household	2.55	
Sub-Area: Total Acres	389.66	
Persons Per Acre	11.38	

% Families Below Poverty Level	13.6%
% Housing Units With No Access to a Car	40.5%

Parks and Open Spaces:

City of Boston Parks:	<u>Acres</u>
Penniman St. Play Area	0.94
Public Urban Wilds:	
Turnpike Overlook	<u>7.17</u>
TOTAL PUBLIC OPEN SPACE	8.11
<u>Acres Per 1,000 Persons</u>	
All Public Open Space	1.83
City of Boston Parks	0.21

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SUB-AREA C

MARKET STREET/BRIGHTON CENTER/HOSPITALS

Total Population	11,847	
Persons Age 19 or younger	2,643	22.3%
Persons Ages 20-34	4,605	38.9%
35-54	1,884	15.9%
55 or older	2,716	22.9%
Total Housing Units	5,177	
Total Households	4,700	
Persons Per Household	2.52	
Sub-Area: Total Acres	418.57	
Persons Per Acre	28.30	

% Families Below Poverty Level	18.9%
% Housing Units With No Access to a Car	40.9%

Parks and Open Spaces:

City of Boston Parks:	<u>Acres</u>
Cunningham Park	0.17
McKinney Playground	5.94
Ringer Playground	12.38
Public Grounds	<u>0.02</u>
Total Acres, City of Boston Parks	18.51
Market St. Cemetery	<u>0.41</u>
TOTAL PUBLIC OPEN SPACE	18.92
Private Urban Wilds:	
Kennedy Rock	2.00
Mt. St. Joseph's Academy	6.50
Oakland Quarry	<u>2.25</u>
Total Acres, Private Urban Wilds	10.75

Acres Per 1,000 Persons

All Public Open Space	1.60
City of Boston Parks	1.56
Private Urban Wilds	0.91

155-2

THE FOLLOWING INFORMATION IS FOR YOUR INFORMATION

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SUB AREA D

OAK SQUARE/WASHINGTON HEIGHTS

Total Population	19,644	
Persons Age 19 or younger	3,222	16.4%
Persons Ages 20-34	8,585	43.7%
35-54	2,771	14.1%
55 or older	5,066	25.8%
Total Housing Units	8,248	
Total Households	7,967	
Persons Per Household	2.47	
Sub-Area: Total Acres	779.49	
Persons Per Acre	25.20	
% Families Below Poverty Level		7.3%
% Housing Units With No Access to a Car		14.0%

Parks and Open Spaces:

City of Boston Parks:	<u>Acres</u>
Brighton Square	0.57
Chandler's Pond	16.01
Hardiman (Oak Square) Playground	1.48
Hobart St. Play Area	0.60
Jackson Square	0.10
Joyce Playground	1.31
Oak Square	0.22
Rogers Park	<u>8.20</u>
Total Acres, City of Boston Parks	28.49

Public Urban Wild:

Euston Path Rock	<u>0.67</u>
TOTAL PUBLIC OPEN SPACE	29.16

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SUB-AREA D

OAK SQUARE/WASHINGTON HEIGHTS

Private Urban Wilds:

Cenacle	17.50
Crittenton	3.03
Foster Street Hill	5.73
Foster Street Rock	5.00
Leamington Rock	0.47
St. John's Seminary	42.25
St. Sebastian's	<u>6.44</u>

Total Acres, Private Urban Wilds	80.42
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Acres Per 1,000 Persons

All Public Open Space	1.48
City of Boston Parks	1.45
Private Urban Wilds	4.09

SUB-AREA E

NORTH ALLSTON

Total Population	5,713	
Persons Age 19 or younger	1,332	23.1%
Persons Ages 20-34	2,766	48.4%
35-54	773	13.5%
55 or older	851	14.9%
Total Housing Units	2,163	
Total Households	2,058	
Persons Per Household	2.78	
Sub-Area: Total Acres	581.46	
Persons Per Acre	9.83	
% Families Below Poverty Level		21.8%
% Housing Units With No Access to a Car		46.6%

Parks and Open Spaces:

City of Boston Parks:	<u>Acres</u>
Fern Square	0.04
Hooker St. Play Area	1.00
Portsmouth St. Playground	4.29
Smith Park	<u>14.00</u>
Total Acres, City of Boston Parks	19.29
MDC Parks:	
Charles River Embankment*	<u>104.30</u>
TOTAL PUBLIC OPEN SPACE	123.63
<u>Acres Per 1,000 Persons</u>	
All Public Open Space	21.64
City of Boston Parks	3.38
MDC	18.26

*This represents the entire Charles River Embankment in Allston-Brighton, much of which is located in the North Allston Sub-Area. Most of the recreational facilities along the Charles River in Allston-Brighton are concentrated within the North Allston Sub-Area. However, a significant amount of the Charles River Embankment is not within the North Allston Sub-Area, so that the total acreage of the Charles River Embankment, used here, distorts the amount of open space in North Allston.

SUB-AREA F

ALLSTON LANDING

Total Population	3,159	
Persons Age 19 or younger	801	25.4%
Persons Ages 20-34	1,692	53.6%
35-54	337	10.7%
55 or older	329	10.4%
Total Housing Units	1,121	
Total Households	1,058	
Persons Per Household	2.99	
Sub-Area: Total Acres	197.86	
Persons Per Acre	15.97	
% Families Below Poverty Level		16.6%
% Housing Units With No Access to a Car		28.7%
<u>Parks and Open Spaces:</u>	NONE	

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CONFIDENTIAL
UNCLASSIFIED

Excluded from automatic

downgrading and
declassification
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TOP SECRET

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downgrading and
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METHODOLOGY--SUB AREA DATA

Data were compiled for each sub area from 1980 U.S. Census information for the eleven census tracts in Allston-Brighton. The census tracts do not correspond exactly with the boundaries of the six sub areas although they do share a number of common boundaries. In order to transfer census tract information to the sub area level, census tracts were added together, in whole or in part, to approximate the area of each sub area. The sub areas and census tracts are as follows:

<u>SUB AREA</u>	<u>CENSUS TRACTS</u>
A. Commonwealth Avenue Corridor	5 7.01 7.02
B. Commonwealth Avenue/ Brighton Avenue/ North Beacon Street	1/3 of 8 1/3 of 1
C. Market Street/ Brighton Center/ Hospitals	2.02 6.01 6.02
D. Oak Square/ Washington Heights	2.01 3 4
E. North Allston	2/3 of 1 1/3 of 8
F. Allston Landing	1/3 of 8

Park Name	Cassidy Playground
Location	Beacon St., Cleveland Circle
Neighborhood	Allston-Brighton
Owned and Operated By	Parks Dept.
Acreage	9.44

EQUIPMENT AND FACILITIES

Greenery

Turf	75%
Trees	36
Flower Beds	

Sitting Areas

Benches	20
Picnic Tables	2
Game Tables	

Buildings

Shelter	
Equipment Storage	
Indoor Recreation	
Outdoor Recreation	
(Swimming Pool, Skating Rink)	
Maintenance	1

Playground Equipment

Description: _____

Active Recreation

Basketball Backboards	
Full Basketball Court	
Tennis Court	2
Little League	1
Softball	2
Baseball	1
Soccer	1
Football	
Bleachers	1
Jogging/Bicycle Path	

Miscellaneous

Drinking Fountains	2
Monuments	
BBQ	
Other	

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Park Name Fidelis Way/Overlook Park
Location Monastery Path
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 5.06

EQUIPMENT AND FACILITIES

Greenery

Turf 90%
Trees 40
Flower Beds

Sitting Areas

Benches 3
Picnic Tables 2
Game Tables

Playground Equipment

Description: 5 timber structures, informal play area

Buildings

Shelter
Equipment Storage
Indoor Recreation
Outdoor Recreation
(Swimming Pool, Skating Rink)

Active Recreation

Basketball Backboards 4
Full Basketball Court 2
Tennis Court
Little League
Softball
Baseball
Soccer
Football
Bleachers
Jogging/Bicycle Path

Miscellaneous

Drinking Fountains 2
Monuments
BBQ
Other

Miss Mary Jones

1898

My dear Mary

Received of you
the sum of \$10.00

Yours truly

Wm. L. Jones

1898

100

100

100

100

100

100

100

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Park Name Chandler's Pond
Location Lake Shore Road
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 16.01

EQUIPMENT AND FACILITIES

Greenery

Turf 100%
Trees 30
Flower Beds

Sitting Areas

Benches
Picnic Tables
Game Tables

Playground Equipment

Description:

Buildings

Shelter
Equipment Storage
Indoor Recreation
Outdoor Recreation
(Swimming Pool, Skating Rink)

Active Recreation

Basketball Backboards
Full Basketball Court
Tennis Court
Little League
Softball
Baseball
Soccer
Football
Bleachers
Jogging/Bicycle Path

Miscellaneous

Drinking Fountains
Monuments 1
BBQ

Other

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Park Name	<u>Rogers Park</u>
Location	<u>Rogers Park Ave., Lake St., Foster St.</u>
Neighborhood	<u>Allston-Brighton</u>
Owned and Operated By	<u>Parks Dept.</u>
Acreage	<u>8.20</u>

EQUIPMENT AND FACILITIES

Greenery

Turf	<u>50%</u>
Trees	<u>37</u>
Flower Beds	<u> </u>

Sitting Areas

Benches	<u>9</u>
Picnic Tables	<u> </u>
Game Tables	<u> </u>

Playground Equipment

Description:	<u>6 timber and metal structures</u>
	<u>spray pool</u>
	<u> </u>
	<u> </u>
	<u> </u>

Buildings

Shelter	<u>1</u>
Equipment Storage	<u> </u>
Indoor Recreation	<u> </u>
Outdoor Recreation	<u> </u>
<u>(Swimming Pool, Skating Rink)</u>	

Active Recreation

Basketball Backboards	<u>4</u>
Full Basketball Court	<u>2</u>
Tennis Court	<u>2</u>
Little League	<u>1</u>
Softball	<u> </u>
Baseball	<u>1</u>
Soccer	<u>2</u>
Football	<u> </u>
Bleachers	<u>2</u>
Jogging/Bicycle Path	<u> </u>

Miscellaneous

Drinking Fountains	<u>1</u>
Monuments	<u> </u>
BBQ	<u> </u>

Other

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MR. L. J. LEE
JAN 10 1964

RECEIVED BY
MR. L. J. LEE
JAN 10 1964

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Park Name Hardiman/Oak Square Playground
Location Faneuil and Brackett Sts.
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 1.48

EQUIPMENT AND FACILITIES

Greenery

Turf 65%
Trees 18
Flower Beds

Sitting Areas

Benches 1
Picnic Tables
Game Tables

Buildings

Shelter
Equipment Storage
Indoor Recreation
Outdoor Recreation
(Swimming Pool, Skating Rink)

Playground Equipment

Description: metal play structures

Active Recreation

Basketball Backboards 2
Full Basketball Court 1
Tennis Court
Little League 1
Softball
Baseball
Soccer
Football
Bleachers 3
Jogging/Bicycle Path

Miscellaneous

Drinking Fountains 1
Monuments
BBQ

Other

Park Name Hobart St. Play Area
Location Hobart and Ranelegh Sts.
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 0.60

EQUIPMENT AND FACILITIES

Greenery

Turf 80%
Trees 10
Flower Beds 1

Sitting Areas

Benches 5
Picnic Tables
Game Tables 2

Buildings

Shelter
Equipment Storage
Indoor Recreation
Outdoor Recreation
(Swimming Pool, Skating Rink)

Playground Equipment

Description: wood play structure

Active Recreation

Basketball Backboards 3
Full Basketball Court 1 1/2
Tennis Court
Little League
Softball
Baseball
Soccer
Football
Bleachers
Jogging/Bicycle Path
Stickball 1

Miscellaneous

Drinking Fountains
Monuments
BBQ

Other

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Park Name Hooker St. Play Area
Location Hooker, Sorrento, Goddard
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 1.0

EQUIPMENT AND FACILITIES

Greenery

Turf 60%
Trees 18
Flower Beds

Sitting Areas

Benches 17 ?
Picnic Tables
Game Tables 3

Buildings

Shelter
Equipment Storage
Indoor Recreation
Outdoor Recreation
(Swimming Pool, Skating Rink)

Playground Equipment

Description: 6 items--swings, slide, climber

Active Recreation

Basketball Backboards 3
Full Basketball Court 1
Tennis Court
Little League
Softball
Baseball
Soccer
Football
Bleachers
Jogging/Bicycle Path

Miscellaneous

Drinking Fountains
Monuments
BBQ
Other

Other

Park Name McKinney Playground
Location Faneuil St.
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 5.94

EQUIPMENT AND FACILITIES

Greenery

Turf 75%
Trees 15
Flower Beds

Sitting Areas

Benches 8
Picnic Tables
Game Tables

Buildings

Shelter
Equipment Storage
Indoor Recreation
Outdoor Recreation
(Swimming Pool, Skating Rink)

Playground Equipment

Description: 5 playground structures

Active Recreation

Basketball Backboards 4
Full Basketball Court 1
Tennis Court 2
Little League 1
Softball
Baseball 2
Soccer
Football
Bleachers 5
Jogging/Bicycle Path

Miscellaneous

Drinking Fountains 2
Monuments 1
BBQ

Other

Park Name	<u>Penniman St. Play Area</u>
Location	<u>Penniman and Hano</u>
Neighborhood	<u>Allston-Brighton</u>
Owned and Operated By	<u>Parks Dept.</u>
Acreage	<u>0.94</u>

EQUIPMENT AND FACILITIES

Greenery

Turf	<u>50%</u>
Trees	<u>2</u>
Flower Beds	<u></u>
Garden	<u>X</u>
Sitting Areas	<u></u>

Buildings

Shelter	<u></u>
Equipment Storage	<u></u>
Indoor Recreation	<u></u>
Outdoor Recreation	<u></u>
(Swimming Pool, Skating Rink)	

Benches	<u>5</u>
Picnic Tables	<u>2</u>
Game Tables	<u></u>

Playground Equipment

Description:	<u>New playground equipment</u>
	<u></u>
	<u></u>
	<u></u>
	<u></u>
	<u></u>

Active Recreation

Basketball Backboards	<u>2</u>
Full Basketball Court	<u>1</u>
Tennis Court	<u></u>
Little League	<u></u>
Softball	<u></u>
Baseball	<u></u>
Soccer	<u></u>
Football	<u></u>
Bleachers	<u></u>
Jogging/Bicycle Path	<u></u>

Miscellaneous

Drinking Fountains	<u></u>
Monuments	<u></u>
BBQ	<u></u>

Other

Park Name	<u>Portsmouth St. Playground</u>
Location	<u>Portsmouth St.</u>
Neighborhood	<u>Allston-Brighton</u>
Owned and Operated By	<u>Parks Dept.</u>
Acreage	<u>4.29</u>

EQUIPMENT AND FACILITIES

Greenery

Turf	<u>85%</u>
Trees	<u>5</u>
Flower Beds	<u> </u>

Sitting Areas

Benches 1
Picnic Tables _____
Game Tables _____

Playground Equipment

Description: 2 swings

Active Recreation

Basketball Backboards	<u>2</u>
Full Basketball Court	<u>1</u>
Tennis Court	<u>removed and replaced by basketball</u>
Little League	<u> </u>
Softball	<u>2</u>
Baseball	<u> </u>
Soccer	<u> </u>
Football	<u>1</u>
Bleachers	<u>2</u>
Jogging/Bicycle Path	<u> </u>

Miscellaneous

Drinking Fountains 1
Monuments _____
BBO _____

Other

Park Name Ringer Playground
Location Allston and Griggs
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 12.38

EQUIPMENT AND FACILITIES

Greenery

Turf 75%
Trees 25 est.
Flower Beds

Sitting Areas

Benches 7
Picnic Tables
Game Tables 2

Playground Equipment

Description: 4 timber climbing structures

Buildings

Shelter
Equipment Storage
Indoor Recreation X West End
Outdoor Recreation
(Swimming Pool, Skating Rink)

Active Recreation

Basketball Backboards 4
Full Basketball Court 2
Tennis Court 2
Little League 1
Softball
Baseball
Soccer
Football
Bleachers 2
Jogging/Bicycle Path

Miscellaneous

Drinking Fountains 1
Monuments
BBQ 3
Other

Park Name Shubow Park
Location Commonwealth and Sidlaw
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 0.6

EQUIPMENT AND FACILITIES

Greenery

Turf 80% ?
Trees 29 ?
Flower Beds

Sitting Areas

Benches 16
Picnic Tables 4
Game Tables

Buildings

Shelter
Equipment Storage
Indoor Recreation
Outdoor Recreation
(Swimming Pool, Skating Rink)

Playground Equipment

Description: 8 items--climbers and swings

Active Recreation

Basketball Backboards
Full Basketball Court
Tennis Court
Little League
Softball
Baseball
Soccer
Football
Bleachers
Jogging/Bicycle Path

Miscellaneous

Drinking Fountains
Monuments 1
BBQ

Other

STATION 500
DISTANCE 100
DATE 10/10/10
TIME 10:10
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and Operator BY

1010

Park Name Smith Playground
Location Western and North Harvard
Neighborhood Allston-Brighton
Owned and Operated By Parks Dept.
Acreage 14.0

EQUIPMENT AND FACILITIES

Greenery

Turf 75%
Trees 30
Flower Beds

Sitting Areas

Benches 5
Picnic Tables
Game Tables 3

Buildings

Shelter
Equipment Storage
Indoor Recreation
Outdoor Recreation
(Swimming Pool, Skating Rink)

~~X~~ Playground Equipment No YES

Description:

Active Recreation

Basketball Backboards 4
Full Basketball Court 2
Tennis Court
Little League 2
Softball 3
Baseball
Soccer 1
Football
Bleachers 2
Jogging/Bicycle Path

Miscellaneous

Drinking Fountains
Monuments
BBQ
Other

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CAPITAL BUDGET FISCAL YEARS 1989-1993

Allston-Brighton Parks	Expended Through Fiscal Year 1988	Capital Fund Expenditures 1989	Long Range 1990-1993	Total Cap Fund Exp	Other	Total Cost
Chandler's Pond	0	72,000	8,000	0	0	80,000
Hardiman Playground	188,000	115,000	0	0	0	303,000
Hooker St. Playground	0	35,000	195,000	0	0	230,000
McKinney Playground	16,000	338,000	255,000	0	0	609,000
Oak Square	17,000	216,000	100,000	0	0	333,000
Portsmouth St. Playground	0	43,000	245,000	0	0	288,000
Ringer Park	2,000	80,000	258,000	0	0	340,000
Smith Playground	261,000	56,000	0	0	0	317,000
Total Park Expenditures	484,000	955,000	1,061,000	0	0	2,500,000
Evergreen Cem. Gatehouse	117,000	27,000	0	0	0	126,000
Market Street Cemetery	0	17,000	98,000	0	0	115,000
Total Cemetery Exp.	117,000	44,000	98,000	0	0	241,000

